



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Five Acres, London Colney, Herts, AL2



ALL BILLS INCLUDED!! Situated in the 'Heart' of London Colney with easy access and transport links to the M25, A1 and M1. This spacious studio annexe offers modern living accommodation throughout. Only available to a single professional! **AVAILABLE NOW!!**

- All Bills Included
- Studio Annexe
- Great Location
- Good Condition Throughout
- Fitted Kitchen
- Modern Shower Room
- Off Street Parking
- Available Now!

£1,250 per month

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Bed Sitting Room

Window to front, wood flooring, radiator, door to kitchen.

Kitchen

Modern kitchen units, intergated over with four ring gas hob and extractor fan above, washing machine, fridge freezer, door to bed sitting room, door to rear aspect.

Shower Room

Fully tiled walls, fully enclosed shower cubicle, vanity unit with inset wash basin, low level WC, tiled flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.