



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Wyedale, London Colney, Herts, AL2



OFFERED WITH A BRAND NEW LEASE!!! This two bedroom, FIRST FLOOR, apartment is in need of SOME WORK THROUGHOUT. Located within this VERY SOUGHT after location, giving VERY EASY access to local shops and MOTORWAY LINKS!! CHAIN FREE...

- Lounge/Diner
- Kitchen
- Two Bedrooms
- Bathroom
- First Floor
- Great Location
- NEW Extended Lease
- In NEED of work

**£210,000 Leasehold**

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Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Lounge **16'9" x 11'6" (5.11m x 3.51m)**

Kitchen **8'8" x 8'7" (2.64m x 2.62m)**

Bedroom One **12'6" x 9'4" (3.81m x 2.84m)**

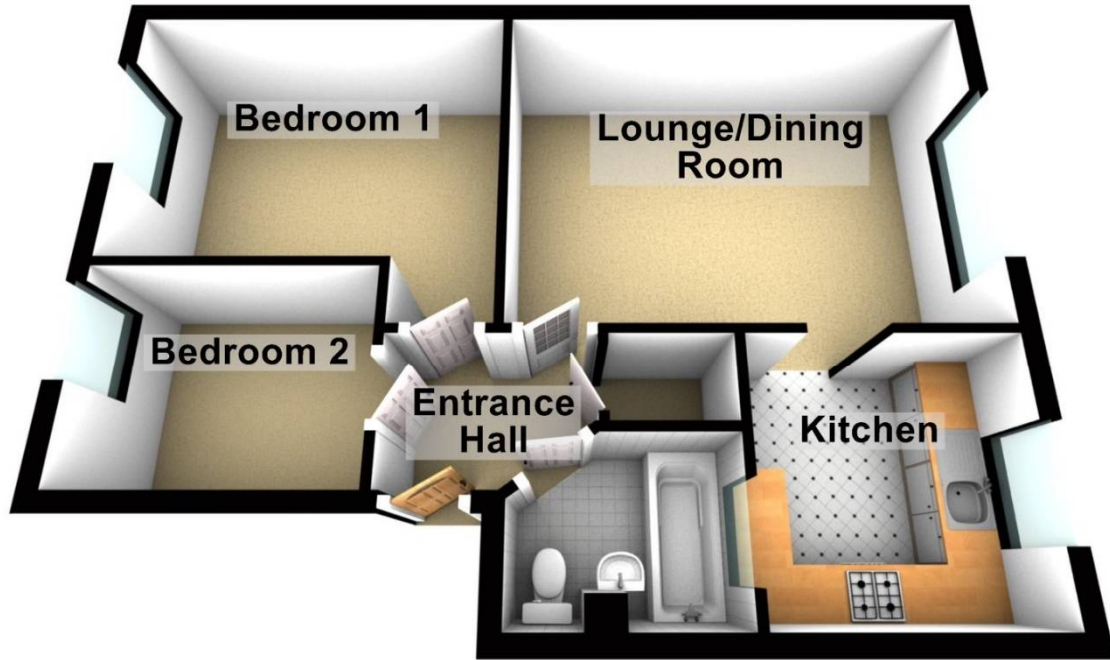
Bedroom Two **9'2" x 7'0" (2.79m x 2.13m)**

Bathroom

Communal Gardens

Communal Parking

# First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.

Plan produced using PlanUp.

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		75	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		76	76
EU Directive 2002/91/EC			

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.