



**OLIVER**

**& AKERS** EST.2014

*Estate Agency with a personal touch!*

**Lakeside Place, London Colney, St Albans, Herts, AL2**



**AVAILABLE NOW! One bedroom first floor apartment with lovely views over Broad Colney Lakes Nature Reserve and OWN GARAGE. Call now to book your appointment 01727 580085!!**

- **One Bedroom**
- **First Floor Flat**
- **Kitchen**
- **Lounge/Diner**
- **Unfurnished**
- **Fantastic Views**
- **Great Location!**
- **Available NOW!**

**£1,000 per month**

# Lakeside Place, London Colney, St Albans, Herts, AL2

Accommodation Comprises

**Communal Entrance Lobby**  
stairs to all floors

**Entrance Hall**

**Bedroom 12'6" x 9'9" (3.81m x 2.97m)**

**Kitchen**

**Lounge/ Diner 15'9" x 9'7" (4.80m x 2.92m)**

**Exterior**

**Garage and Parking**



Approximate Gross Internal Area 435 sq ft – 40 sq m



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 <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		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.