



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## **Broadlake Close, London Colney, St Albans, Herts, AL2**



Situated in a PRETTY CUL-DE-SAC, this ONE BEDROOM, FIRST FLOOR FLAT is within easy reach of local shops and amenities and has GREAT ROAD AND TRANSPORT LINKS. Benefiting from a SHARE OF FREEHOLD, LOW SERVICE CHARGES and a LEASE IN EXCESS OF 960 YEARS, this super property also boasts a NEW BATHROOM, RESIDENTS PARKING and USEABLE OUTDOOR GARDENS.

- **One Bedroom Flat**
- **Share of Freehold**
- **New Bathroom**
- **Generous Lounge/ Diner**
- **Attic Space**
- **Residents Parking**
- **Communal Gardens**
- **Quiet Cul-De-Sac**

**£215,000 Share of Freehold**

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Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Kitchen 8'8" x 6'9" (2.64m x 2.06m)

Lounge/Diner 18'6" x 10'5" (5.64m x 3.18m)

Bathroom 6'10" x 6'0" (2.08m x 1.83m)

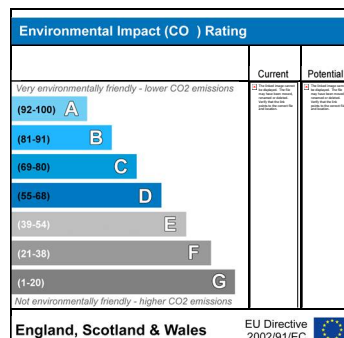
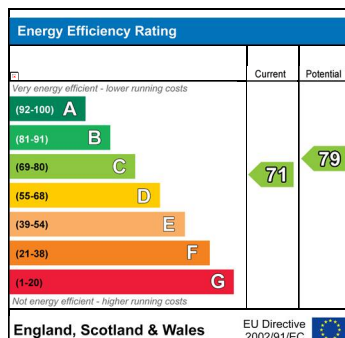
Bedroom 15'0" x 8'4" (4.57m x 2.54m)

Exterior

Residents Parking

Communal Gardens





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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.