

OLIVER & AKERS

High Street, London Colney, Herts, AL2



A LARGE ONE BEDROOM GROUND FLOOR APARTMENT. Centrally located with EASY ACCESS to all local amenities and GREAT TRANSPORT LINKS. This property is NOW on a LONG TERM LET!

- **Ground Floor Flat**
- **Double Bedroom**
- **Modern Bathroom**
- **Fitted Kitchen**
- **Large Lounge/Diner**
- **Allocated Parking**
- **Central Location**
- **Long Term Let**

£875 per month

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Accommodation Comprises

Communal Entrance Lobby

Security Entryphone System, Communal entrance lobby and front door into...

Entrance Hall

Generous entrance hall with doors leading off to all rooms, large walk in storage cupboard housing the gas and central heating boiler, Large airing cupboard with hot water cylinder, Wood effect flooring.

Lounge/ Diner 17'0" x 10'10" (5.18m x 3.30m)

Two double glazed windows to front, Two ceiling light points, Radiator in decorative casing, TV point, Wood effect flooring.

Kitchen 13'7" x 5'3" (4.14m x 1.60m)

Window to side, Ceiling light point, Range of fitted wall and base units, Recess and plumbing for washing machine, Electric cooker, Space for fridge/freezer, part tiled walls, Tiled flooring.

Double Bedroom 11'9" x 10'0" (3.58m x 3.05m)

Window to side, Ceiling light point, Double glazed window to side, Fitted wardrobes, Radiator, Wood effect flooring.

Bathroom

Modern bathroom suite consisting of panel enclosed bath with shower above, Low level WC, Pedestal wash hand basin, Part tiled walls, Tiled flooring.

Exterior

Communal Grounds

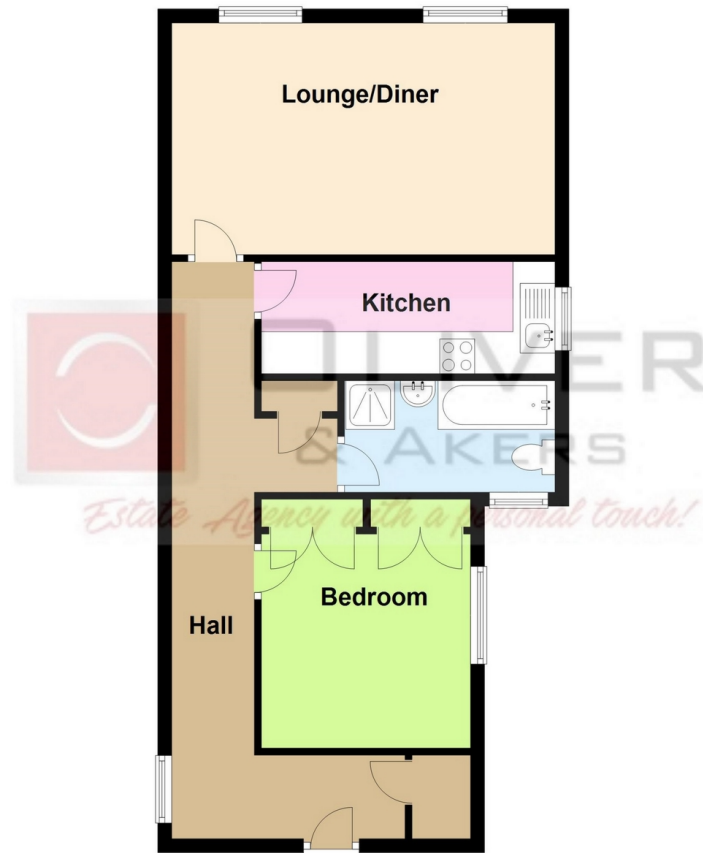
Well maintained communal gardens, Rotary clothes line.

Parking

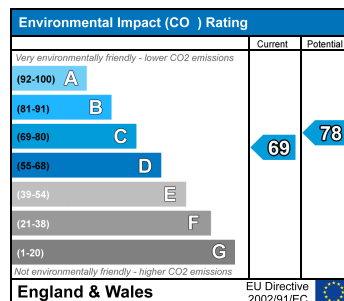
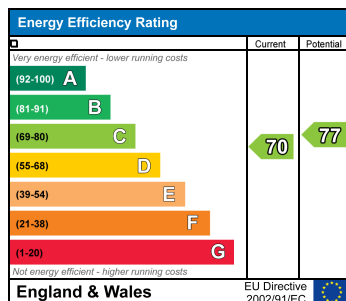
One allocated parking space together with additional visiting spaces.



Ground Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. it is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.