



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



This ONE BEDROOM , GROUND FLOOR FLAT has been MODERNISED TO A HIGH STANDARD THROUGHOUT. Ideally situated in a PRETTY CUL-DE-SAC and benefitting from a RESIDENTS CAR PARK, this home is within easy reach of local shops and amenities and has GREAT ROAD AND TRANSPORT LINKS. Boasting a LEASE IN EXCESS OF 900 YEARS and with LOW SERVICE CHARGES, this property is OFFERED CHAIN FREE!

- **Ground Floor Flat**
- **One Double Bedroom**
- **Modern Kitchen**
- **New Shower Room**
- **Generous Lounge/ Diner**
- **Residents Parking**
- **Lease over 900 Years**
- **Chain Free!**

£245,000 - Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Two large storage cupboards

Kitchen 8'10" x 6'8" (2.69m x 2.03m)

Lounge/ Diner 21'4" x 10'4" (6.50m x 3.15m)

Shower Room 6'8" x 5'9" (2.03m x 1.75m)

Bedroom One 15'1" x 8'5" (4.60m x 2.57m)

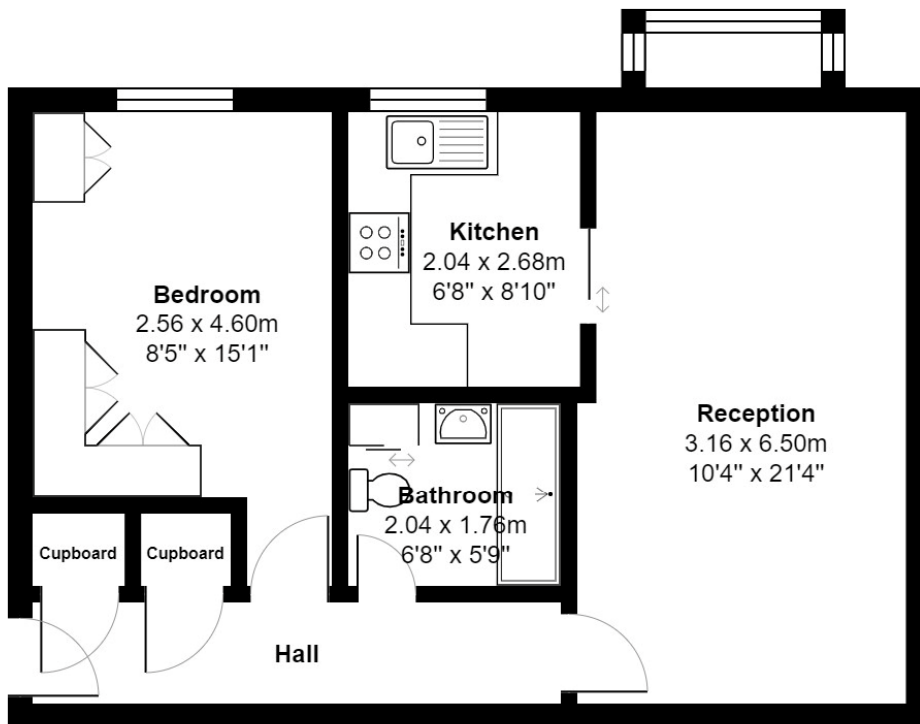
Exterior

Residents Parking

Communal Gardens

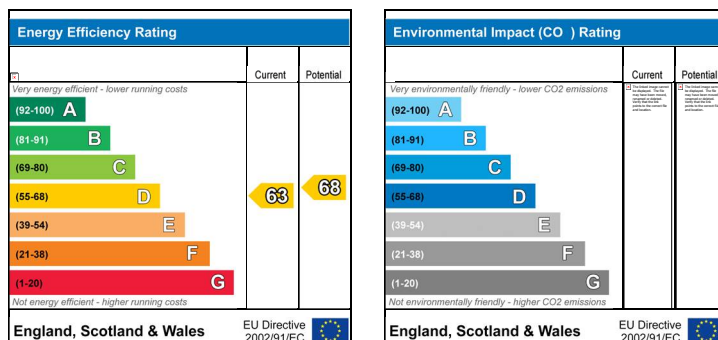
Lease Information





Total Area: 46.4 m² ... 499 ft²

All measurements are approximate and for display purposes only



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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.