



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Willoughby Court, London Colney, St Albans, Herts, AL2



EXTENDED to the rear, this ONE BEDROOM HOUSE boasts its OWN GARDEN and ALLOCATED PARKING SPACE. Ideally situated for local shops, amenities and transport links this property is AVAILABLE END OF APRIL for a LONG TERM LET!

- **Double Bedroom**
- **Lounge**
- **Open Plan Kitchen**
- **Dining Area**
- **Own Garden!**
- **Allocated Parking**
- **Available End Of April**
- **Long Term Let**

£1,200 per month

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Accommodation Comprises

Lounge Area 11'0" x 10'9" (3.35m x 3.28m)

Kitchen Area 10'9" x 8'6" (3.28m x 2.59m)

Dining Area 9'8" x 7'9" (2.95m x 2.36m)

Stairs to First Floor

First Floor Landing

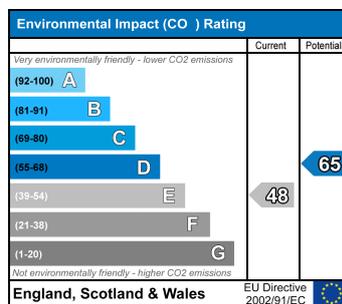
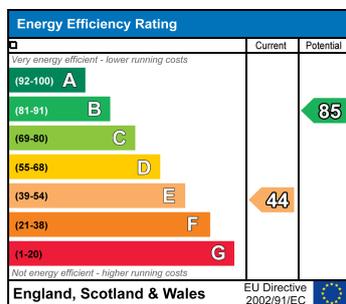
Bedroom 12'7" x 10'9" (3.84m x 3.28m)

Bathroom

Rear Garden

Front Garden and Parking





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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.