



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Thamesdale, London Colney, St Albans, Herts, AL2



TWO bedroom TWO bathroom, modern apartment built in 2014 and set within a VERY WELL PRESENTED block. This modern, top floor property comes with ALLOCATED PARKING, and easy access to amenities and motorway links. Available JULY and for LONG TERM rental.....This HAS to be VIEWED to be appreciated!

- **Two Bedrooms**
- **Two Bathrooms**
- **Top Floor**
- **En-Suite**
- **Parking**
- **Gas Central Heating**
- **Great Location**
- **Available JULY!**

£1,250 per month

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Open Plan Lounge, Kitchen **19'3" x 10'9" (5.87m x 3.28m)**

Bedroom One **11'7" x 9'6" (3.53m x 2.90m)**

En-suite

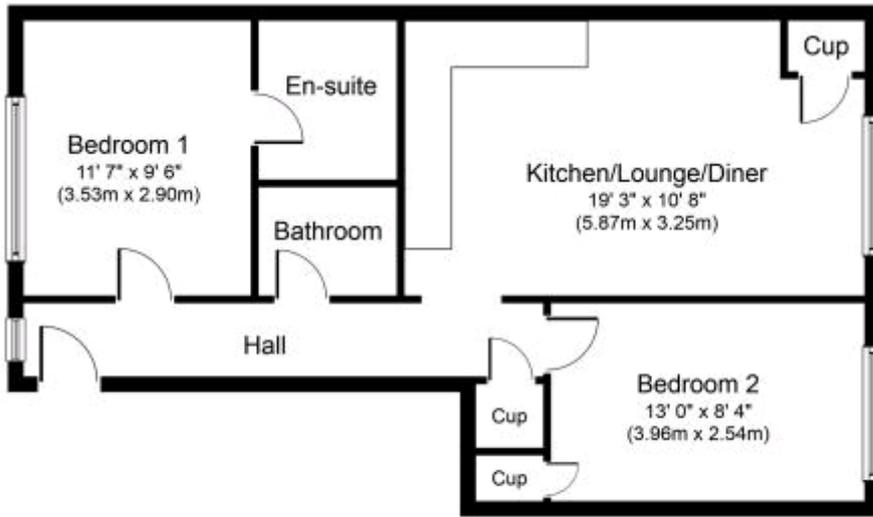
Bedroom Two **13'0" x 8'4" (3.96m x 2.54m)**

Exterior

Parking

Allocated parking and ample visitor spaces.





Approximate Floor Area
614 sq. ft.
(57.0 sq. m.)

Energy Efficiency Rating		Current	Potential		
<small>Vary energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>				83	83
England, Scotland & Wales		EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential		
<small>Vary environmentally friendly - lower CO₂ emissions</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>				X	X
England, Scotland & Wales		EU Directive 2002/91/EC			

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.