



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Morris Way, London Colney, St Albans, Herts, AL2**



This SPACIOUS TWO BEDROOM GROUND FLOOR FLAT is situated in the CENTRE OF LONDON COLNEY VILLAGE with fantastic access to local shops and transport links. Also benefiting from A PRIVATE COURTYARD GARDEN, this property is AVAILABLE MID MAY!

- **Ground Floor Flat**
- **Two Double Bedrooms**
- **Kitchen/ Breakfast Room**
- **Lounge/ Diner**
- **Gas Central Heating**
- **Own Garden**
- **Close to Amenities**
- **Available Mid May!**

**£1,000 per month**

# Morris Way, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Kitchen/ Breakfast Room 11'10" x 7'6" (3.61m x 2.29m)

Lounge/Diner 14'11" x 10'7" (4.55m x 3.23m)

Bathroom 9'7" x 7'9" (2.92m x 2.36m)

Bedroom One 10'10" x 10'9" (3.30m x 3.28m)

Bedroom Two 9'9" x 7'7" (2.97m x 2.31m)

### Exterior

#### Courtyard Garden

#### Parking

car park to the rear on a first come first served basis



## 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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      | 75        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92-100)  | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D | 65                      | 76        |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| 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.