



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

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



INVESTMENT OPPORTUNITY!!! This **FIRST FLOOR STUDIO** flat is offered to **CASH PURCHASERS ONLY** due to the length of the lease. Situated in a **POPULAR LOCATION** with **GREAT ROAD LINKS** and a **RESIDENTS CAR PARK** this property would provide a **POPULAR RENTAL PROSPECT** it also offers the **POTENTIAL TO CONVERT INTO ONE BEDROOM HOME**. Available **CHAIN FREE!**

Call Oliver and Akers on 01727 580085 for further details.

- **Investment Opportunity**
- **Studio Flat**
- **Potential to Covert**
- **Kitchen**
- **Bathroom**
- **Lounge/ Bedroom Area**
- **Close to Amenities**
- **CASH BUYERS ONLY**

£150,000 Leasehold

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Accommodation Comprises

Entrance Lobby

Entrance Hall

Open Plan Living

Kitchen

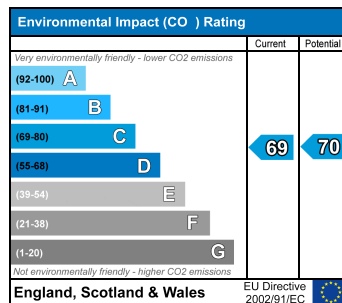
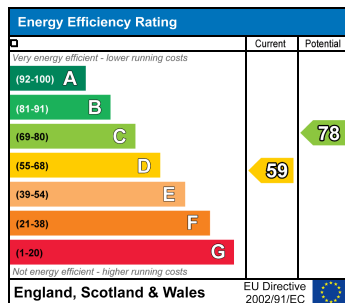
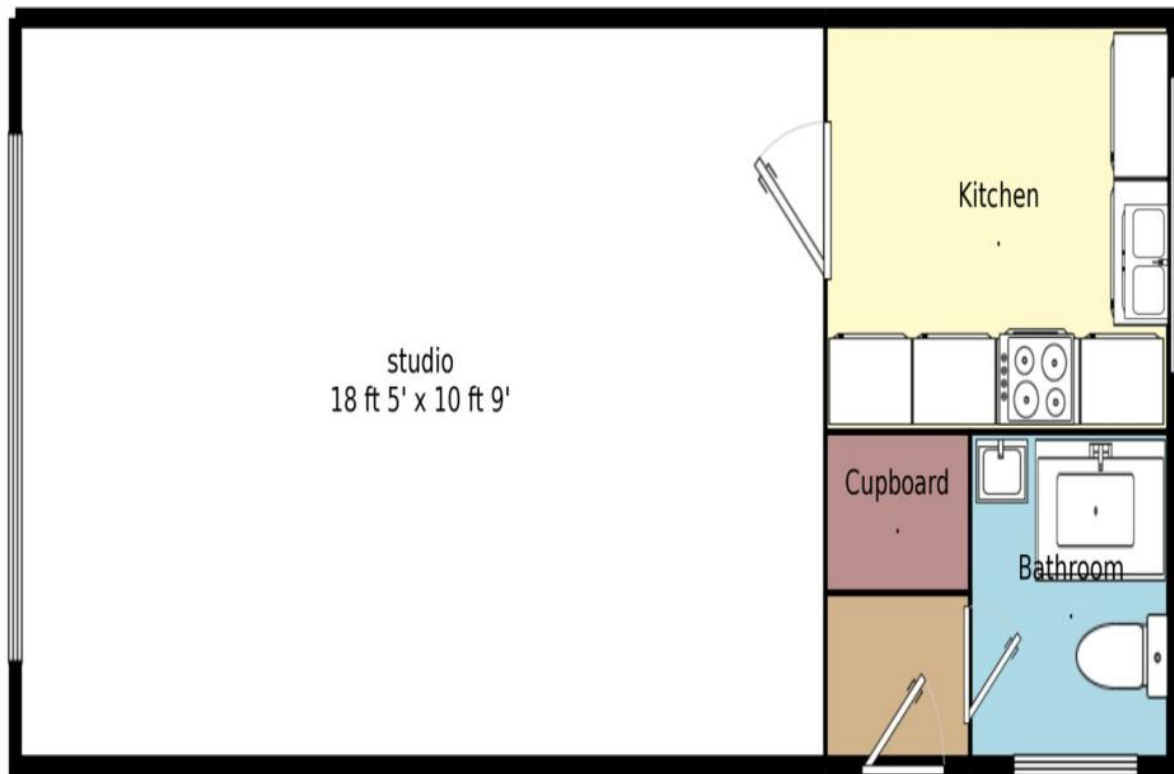
Bathroom

Exterior

Lease Information

There is approximately 48 years remaining on the lease. The property is therefore only suitable for CASH BUYERS





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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.