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Estate Agency with a personal touch!

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



Situated in a QUIET CUL-DE-SAC within the heart of London Colney Village with in easy reach of local shops, this TWO DOUBLE BEDROOM, GROUND FLOOR FLAT is well presented throughout. Boasting SPACIOUS, VERSATILE ACCOMMODATION together with a GOOD SIZE SUNNY ASPECT REAR GARDEN, this property also benefits from LOW SERVICE CHARGES making it a great FIRST TIME or INVESTMENT buy!

- Ground Floor Maisonette
- Two Double Bedrooms
- Lounge
- Fitted Kitchen
- Private Rear Garden
- Quiet Cul-de-Sac
- Close To Amenities
- Low Service Charges

£337,500 Leasehold

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Accommodation Comprises

Part glazed UPVC door to....

Entrance Hall 16'2" x 5'7" (4.93m x 1.70m)

Window to front, Coved ceiling, Ceiling light point, Dado rail, Radiator, Large understairs storage cupboard, Fitted carpet.

Lounge 14'3" x 11'9" (4.34m x 3.58m)

Double glazed window to front, Coved ceiling, Ceiling light point, Feature fireplace with coal effect gas fire, Radiator, Fitted carpet,

Kitchen 9'6" x 9'4" (2.90m x 2.84m)

Double glazed window to rear, Coved ceiling, Ceiling light point, Range of fitted wall and base units with complimenting work surfaces and under counter lighting, Breakfast bar, Space for fridge/freezer, Recess and plumbing for washing machine, Cupboard housing combination boiler, Electric cooker with four ring gas hob and extractor hood above, Radiator, Vinyl floor covering, Door to side giving access to front and rear garden.

Bedroom One 12'11" x 11'9" (3.94m x 3.58m)

Double glazed window to rear aspect, Coved ceiling, Ceiling light point, Range of fitted wardrobes with matching bedside cabinets and dressing table spanning two walls, Radiator, Fitted carpet.

Bedroom Two 12'9" x 11'5" (3.89m x 3.48m)

Currently in use as a dining room. Double glazed window to front, Coved ceiling, Ceiling light point, Radiator, Fitted carpet

Bathroom 9'6" x 5'7" (2.90m x 1.70m)

Obscured double glazed window to rear, Coved ceiling, Ceiling light point, Low Level WC, Pedestal wash hand basin, Panel enclosed bath with mixer taps and shower above, Tiled walls, Vinyl floor covering.

Exterior

Front Garden

Good size front garden laid mainly to lawn with boundary hedgerow.

Rear Garden

Pretty sunny aspect rear garden extending around 60ft, Mainly laid to lawn, Flower borders with range of plants and shrubs.

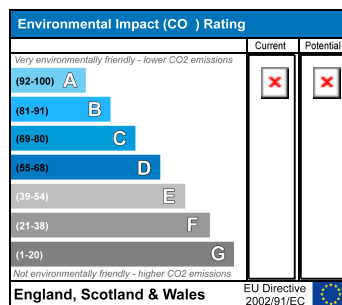
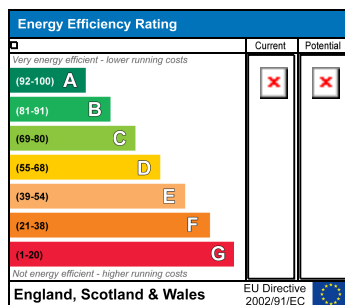
Leasehold Information

92 years remaining on lease. Ground rent £10 pa, Service charge £168.46 pa

Parking

Ample parking is available within the close. It may also be possible to rent a garage situated within the close.





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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 - (4) Potential buyers are advised to recheck the measurements before committing to any expense.
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