



OLIVER

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Estate Agency with a personal touch!

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



AVAILABLE TO BUYERS WITH NO LOWER CHAIN ONLY. This TWO BEDROOM GROUND FLOOR MAISONETTE requires REFURBISHMENT THROUGHOUT. Situated in a POPULAR LOCATION within easy reach of London Colneys shops, schools, transport links and amenities and benefitting from a LONG LEASE and LOW SERVICE CHARGES, this property is available CHAIN FREE!

- **Ground Floor Maisonette**
- **Two Double Bedrooms**
- **Lounge/Diner**
- **Kitchen/ Breakfast Room**
- **Private Rear Garden**
- **Long Lease**
- **Requires Modernisation**
- **Chain Free!**

POA £275,000 **Leasehold**

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Accommodation Comprises

Entrance Hall

Lounge/ Diner 12'0" x 11'11" (3.66m x 3.63m)

Kitchen/ Breakfast Room 9'6" x 9'5" (2.90m x 2.87m)

Bedroom One 12'10" x 11'11" (3.91m x 3.63m)

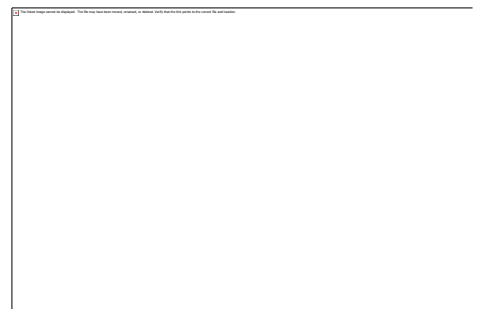
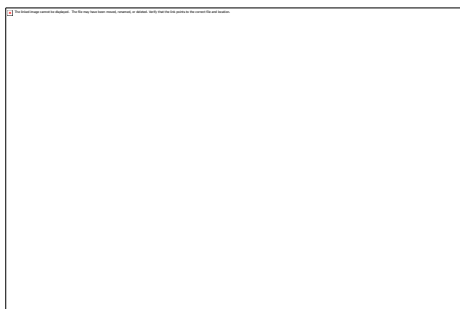
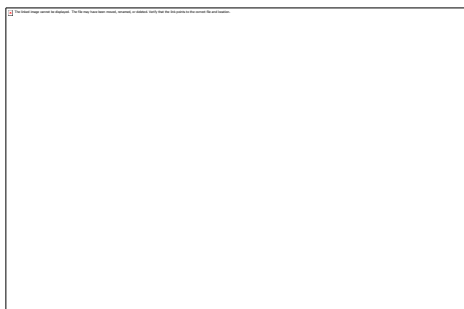
Bedroom Two 12'11" x 11'4" (3.94m x 3.45m)

Bathroom

Rear Garden

Lease Information

125 years from Feb 2001 Ground rent £10 pa



Ground Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



Total area: approx. 66.7 sq. metres (717.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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