



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Hardwicke Place, London Colney, Herts, AL2



INVESTMENT OPPORTUNITY!!! This TWO BEDROOM first floor flat is offered to CASH PURCHASERS ONLY due to 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. Offered CHAIN FREE!

Call SOLE AGENTS OLIVER AND AKERS for further information on 01727 580085

- Investment Opportunity!
- Residents Car Park
- First Floor Flat
- Close to Amenities
- Two Bedrooms
- Chain Free!
- Large Lounge/Diner
- Great for Renting !!

**£199,950- Leasehold**

# Hardwicke Place, London Colney, Herts, AL2

## Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/Diner 15'8" x 11'5" (4.78m x 3.48m)

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

Bedroom Two 9'2" x 6'10" (2.79m x 2.08m)

Bathroom

Exterior

Communal Grounds

Residents Parking

## Lease Information

Approx 58 years remaining on the lease. Purchaser will need to own the property for two years before lease can be extended. Service Charge £110 pcm Ground Rent £85 pa



## 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) <b>A</b>		✗	✗
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		✗	✗
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.