

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
- Two Bedrooms
- Large Lounge/Diner
   Great for Renting !!
- Close to Amenities
- Chain Free!

£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





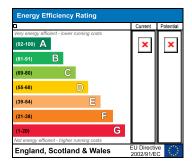


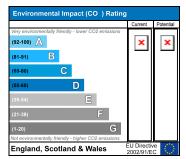
#### **Ground Floor**



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 BALCONYEAVES, unless otherwise indicated.

Plan produced using PlanUp.





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email:sales@oliverandakers.com Web:www.oliverandakers.com

### 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.