



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Shenley Lane, London Colney, Herts, AL2



A 'STUNNING' two bedroom apartment set within this 'EXCLUSIVE' location. On the borders of St Albans this property is a MUST VIEW for any person looking to take advantage of the easy access to all local amenities' and motorway links

- **Lounge**
- **Open Plan Kitchen**
- **Two Bedrooms**
- **Bathroom**
- **First Floor**
- **GREAT Location**
- **Off Street Parking**
- **Communal Gardens**

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Open Plan Living Accommodation

Kitchen Area

Lounge/Dining Area

Bedroom One

Bedroom Two

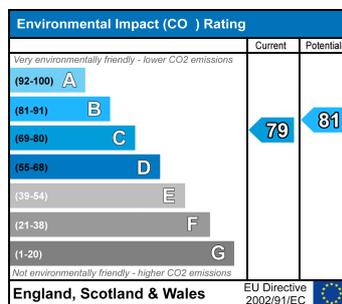
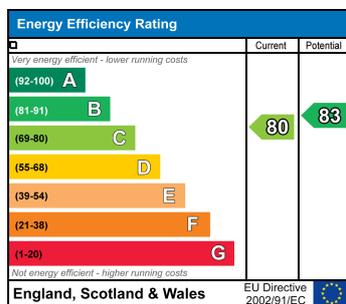
Bathroom

Exterior

Residents Garden to Rear

Gated Car Park





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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.