



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Eskdale, London Colney, St Albans, Herts, AL2**



Offered for sale with a **NEWLY EXTENDED LEASE**, this **GROUND FLOOR FLAT** is **WELL PRESENTED THROUGHOUT**. Available **CHAIN FREE**, this property is situated in a **POPULAR LOCATION** with **EASY ACCESS TO SHOPS** and **GREAT MOTORWAY** and **TRANSPORT LINKS**. This property is a **GREAT FIRST TIME** or **INVESTMENT BUY!**

- **Ground Floor**
- **Two Bedrooms**
- **Cleverly Extended Bathroom**
- **Large Lounge/ Diner**
- **Gas Central Heating**
- **Residents Parking**
- **Extended Lease**
- **Popular Location**

**£250,000- Leasehold**

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## Accommodation Comprises

### Entrance Hall

Lounge/ Diner 15'8" x 11'1" (4.78m x 3.38m)

Kitchen 8'5" x 6'6" (2.57m x 1.98m)

Bedroom One 12'8" x 9'2" (3.86m x 2.79m)

Bedroom Two 9'2" x 6'11" (2.79m x 2.11m)

### Bathroom

### Exterior

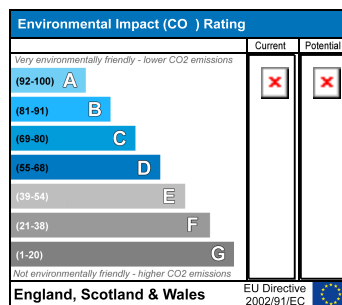
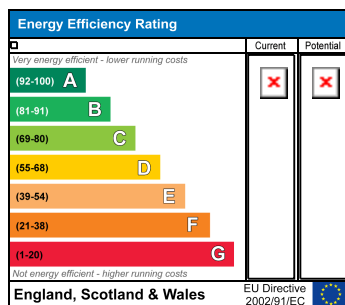
### Car Parking

### Communal Grounds

### Lease Information

The property will be sold with an extended lease of 125 years.





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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.