



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Hardwicke Place, London Colney, St Albans, Herts, AL2



This TWO BEDROOM GROUND FLOOR FLAT is situated in a POPULAR LOCATION within easy reach of local amenities and GREAT ROAD and BUS LINKS. This property will be offered with a NEW 99 YEAR LEASE ON COMPLETION.

- **Two Bedrooms**
- **Ground Floor Flat**
- **New 99 Year Lease**
- **Residents Parking**
- **Close to Amenities**
- **New Lease**
- **Great Road Links**
- **Chain Free!**

£240,000 Leasehold

Hardwicke Place, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

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

Kitchen 8'7" x 8'1" (2.62m x 2.46m)

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

Car Parking

Residents car park operated on a first come first served basis

Communal Grounds

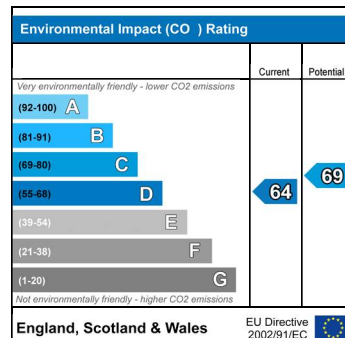
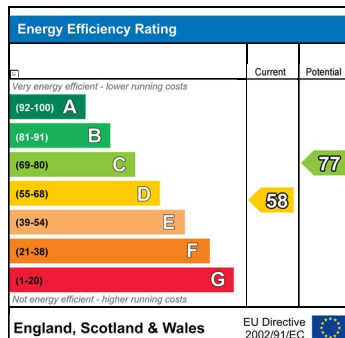
Lease Information

The property is offered with a new 99 year lease on completion.





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.



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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.