



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



Let - High Street, London Colney,
AL2

Offered with a TENANT IN SITU, this GENEROUS, ONE BEDROOM GROUND FLOOR FLAT is ideally situated for LOCAL SHOPS and TRANSPORT LINKS. Benefitting from communal gardens and private residents parking this is a GREAT INVESTMENT BUY!

- Tenant In Situ
- One Double Bedroom
- Generous Lounge
- Close to Shops
- Great Road/Transport Links
- Private Parking
- Great Investment Buy!
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£235,000 Leasehold

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Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Bedroom

Lounge

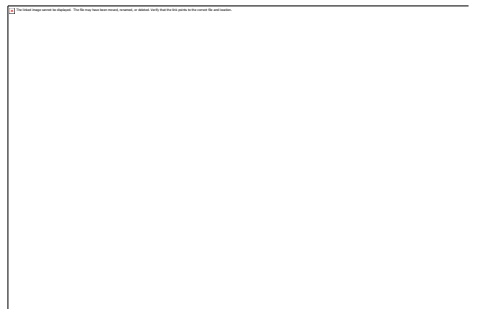
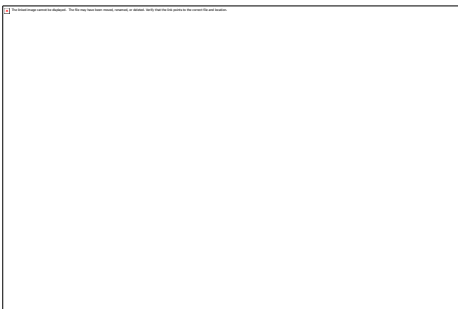
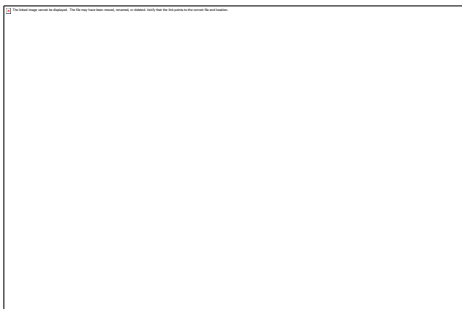
Kitchen

Bathroom

Communal Garden

Parking

Lease Information



Let



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

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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.