



**OLIVER**

**& AKERS** EST.2014

*Estate Agency with a personal touch!*

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



Situated in a **POPULAR LOCATION** with **EASY ACCESS TO LOCAL SHOPS** and **GREAT BUS and ROAD LINKS**. This **FIRST FLOOR, ONE BEDROOM** flat is **AVAILABLE NOW!**

- **One Double Bedroom**
- **Lounge/Diner**
- **Kitchen**
- **Bathroom**
- **Residents Car Park**
- **Part Furnished**
- **Popular Location**
- **Available Now!**

**£875 per month**

# Thamesdale, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/Diner 15'8" x 9'5" (4.78m x 2.87m)

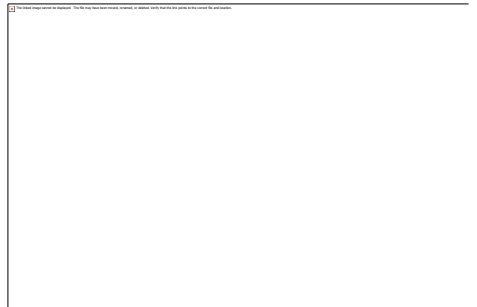
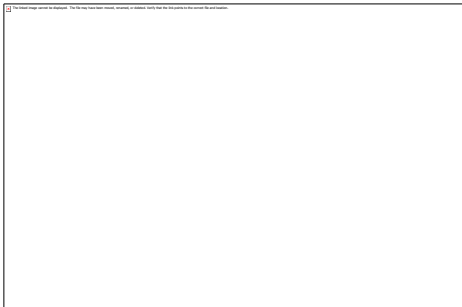
Kitchen 13'3" x 6'7" (4.04m x 2.01m)

Bedroom 12'6" x 9'9" (3.81m x 2.97m)

Bathroom

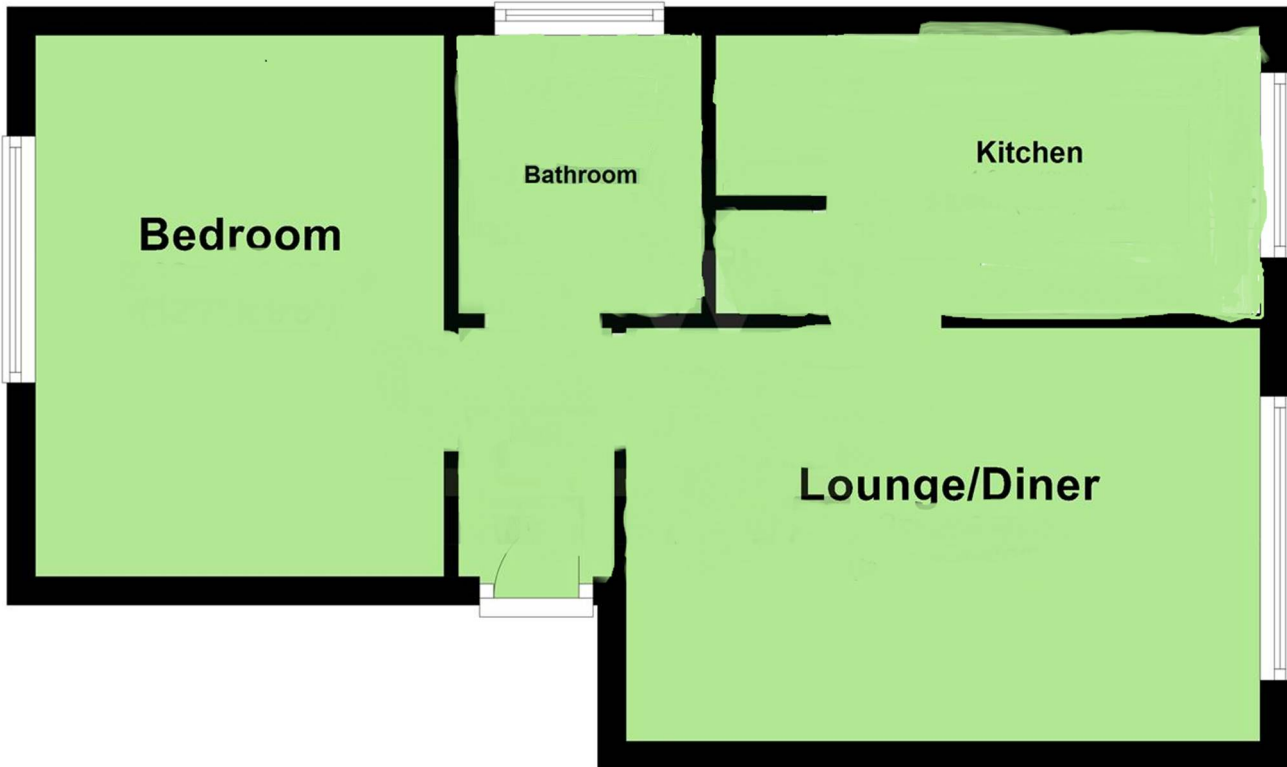
Exterior

Parking



# First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 38.2 sq. metres (411.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.