



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Meadow Close, London Colney, St Albans, Herts, AL2



Situated in the HEART OF LONDON COLNEY VILLAGE with easy access to LOCAL SHOPS and GREAT BUS AND ROAD LINKS is this TWO BEDROOM , FIRST FLOOR FLAT.

Boasting a GENEROUS PRIVATE REAR GARDEN and a GARAGE EN-BLOC this property also benefits from a LONG LEASE and LOW CHARGES.

Call OLIVER AND AKERS ANYTIME TO VIEW.

- First Floor Apartment
- Two Bedrooms
- Lounge/ Diner
- Kitchen
- Private Rear Garden
- Long Lease
- Garage En- Bloc
- Chain Free!

Guide Price £310,000 Leasehold

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Accommodation Comprises

Entrance Hall

Lounge/ Diner 12'11" x 12'10" (3.94m x 3.91m)

Kitchen 9'10" x 6'4" (3.00m x 1.93m)

Bedroom One 12'1" x 10'0" (3.68m x 3.05m)

Bedroom Two 9'11" x 8'7" (3.02m x 2.62m)

Family Bathroom

Exterior

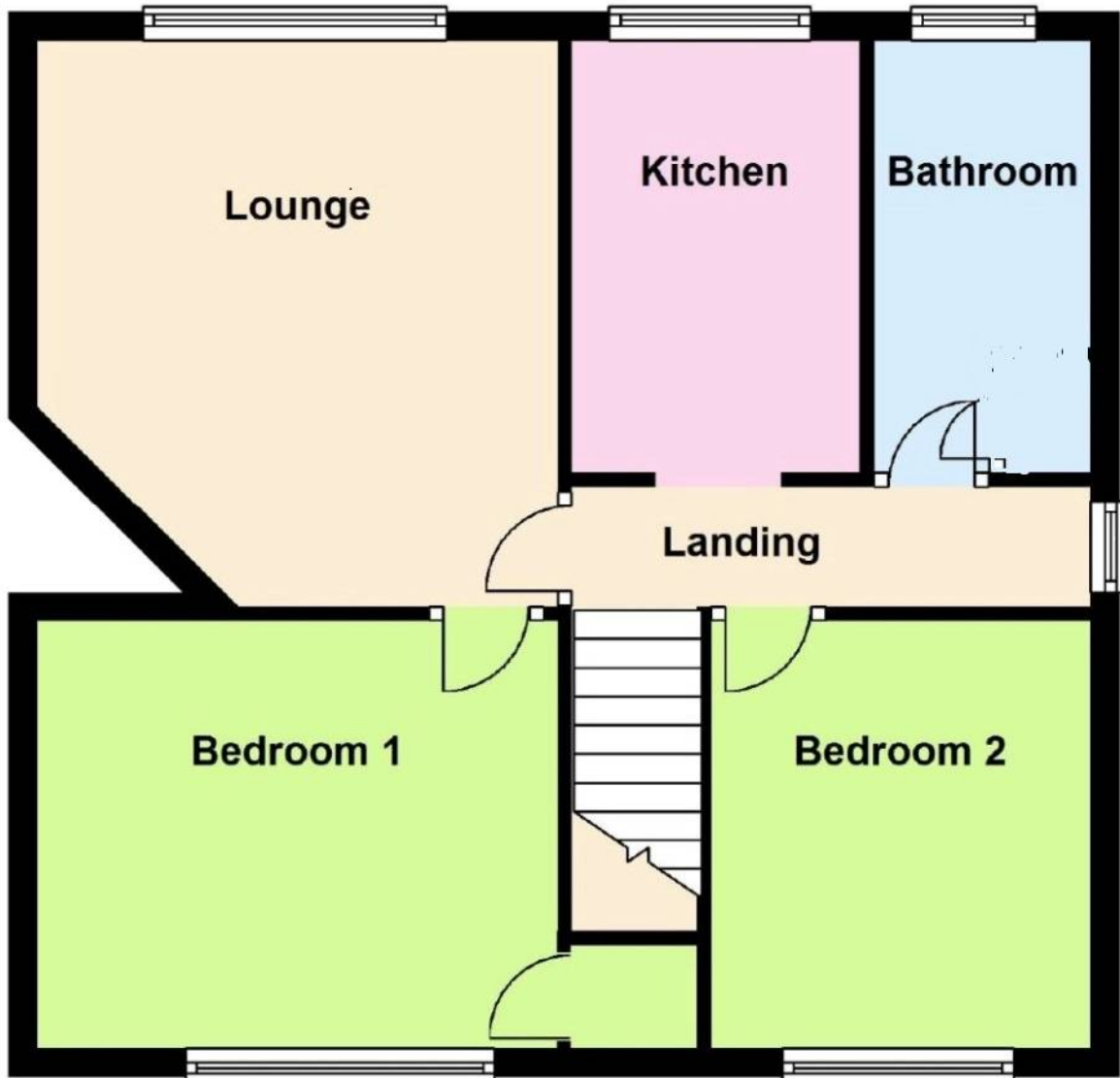
Rear Garden

Front Garden

Garage



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5</small> <small>6</small> <small>7</small> <small>8</small> <small>9</small> <small>10</small> <small>11</small> <small>12</small> <small>13</small> <small>14</small> <small>15</small> <small>16</small> <small>17</small> <small>18</small> <small>19</small> <small>20</small> <small>21</small> <small>22</small> <small>23</small> <small>24</small> <small>25</small> <small>26</small> <small>27</small> <small>28</small> <small>29</small> <small>30</small> <small>31</small> <small>32</small> <small>33</small> <small>34</small> <small>35</small> <small>36</small> <small>37</small> <small>38</small> <small>39</small> <small>40</small> <small>41</small> <small>42</small> <small>43</small> <small>44</small> <small>45</small> <small>46</small> <small>47</small> <small>48</small> <small>49</small> <small>50</small> <small>51</small> <small>52</small> <small>53</small> <small>54</small> <small>55</small> <small>56</small> <small>57</small> <small>58</small> <small>59</small> <small>60</small> <small>61</small> <small>62</small> <small>63</small> <small>64</small> <small>65</small> <small>66</small> <small>67</small> <small>68</small> <small>69</small> <small>70</small> <small>71</small> <small>72</small> <small>73</small> <small>74</small> <small>75</small> <small>76</small> <small>77</small> <small>78</small> <small>79</small> <small>80</small> <small>81</small> <small>82</small> <small>83</small> <small>84</small> <small>85</small> <small>86</small> <small>87</small> <small>88</small> <small>89</small> <small>90</small> <small>91</small> <small>92</small> <small>93</small> <small>94</small> <small>95</small> <small>96</small> <small>97</small> <small>98</small> <small>99</small> <small>100</small>	<small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5</small> <small>6</small> <small>7</small> <small>8</small> <small>9</small> <small>10</small> <small>11</small> <small>12</small> <small>13</small> <small>14</small> <small>15</small> <small>16</small> <small>17</small> <small>18</small> <small>19</small> <small>20</small> <small>21</small> <small>22</small> <small>23</small> <small>24</small> <small>25</small> <small>26</small> <small>27</small> <small>28</small> <small>29</small> <small>30</small> <small>31</small> <small>32</small> <small>33</small> <small>34</small> <small>35</small> <small>36</small> <small>37</small> <small>38</small> <small>39</small> <small>40</small> <small>41</small> <small>42</small> <small>43</small> <small>44</small> <small>45</small> <small>46</small> <small>47</small> <small>48</small> <small>49</small> <small>50</small> <small>51</small> <small>52</small> <small>53</small> <small>54</small> <small>55</small> <small>56</small> <small>57</small> <small>58</small> <small>59</small> <small>60</small> <small>61</small> <small>62</small> <small>63</small> <small>64</small> <small>65</small> <small>66</small> <small>67</small> <small>68</small> <small>69</small> <small>70</small> <small>71</small> <small>72</small> <small>73</small> <small>74</small> <small>75</small> <small>76</small> <small>77</small> <small>78</small> <small>79</small> <small>80</small> <small>81</small> <small>82</small> <small>83</small> <small>84</small> <small>85</small> <small>86</small> <small>87</small> <small>88</small> <small>89</small> <small>90</small> <small>91</small> <small>92</small> <small>93</small> <small>94</small> <small>95</small> <small>96</small> <small>97</small> <small>98</small> <small>99</small> <small>100</small>
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(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		<small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5</small> <small>6</small> <small>7</small> <small>8</small> <small>9</small> <small>10</small> <small>11</small> <small>12</small> <small>13</small> <small>14</small> <small>15</small> <small>16</small> <small>17</small> <small>18</small> <small>19</small> <small>20</small> <small>21</small> <small>22</small> <small>23</small> <small>24</small> <small>25</small> <small>26</small> <small>27</small> <small>28</small> <small>29</small> <small>30</small> <small>31</small> <small>32</small> <small>33</small> <small>34</small> <small>35</small> <small>36</small> <small>37</small> <small>38</small> <small>39</small> <small>40</small> <small>41</small> <small>42</small> <small>43</small> <small>44</small> <small>45</small> <small>46</small> <small>47</small> <small>48</small> <small>49</small> <small>50</small> <small>51</small> <small>52</small> <small>53</small> <small>54</small> <small>55</small> <small>56</small> <small>57</small> <small>58</small> <small>59</small> <small>60</small> <small>61</small> <small>62</small> <small>63</small> <small>64</small> <small>65</small> <small>66</small> <small>67</small> <small>68</small> <small>69</small> <small>70</small> <small>71</small> <small>72</small> <small>73</small> <small>74</small> <small>75</small> <small>76</small> <small>77</small> <small>78</small> <small>79</small> <small>80</small> <small>81</small> <small>82</small> <small>83</small> <small>84</small> <small>85</small> <small>86</small> <small>87</small> <small>88</small> <small>89</small> <small>90</small> <small>91</small> <small>92</small> <small>93</small> <small>94</small> <small>95</small> <small>96</small> <small>97</small> <small>98</small> <small>99</small> <small>100</small>	<small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5</small> <small>6</small> <small>7</small> <small>8</small> <small>9</small> <small>10</small> <small>11</small> <small>12</small> <small>13</small> <small>14</small> <small>15</small> <small>16</small> <small>17</small> <small>18</small> <small>19</small> <small>20</small> <small>21</small> <small>22</small> <small>23</small> <small>24</small> <small>25</small> <small>26</small> <small>27</small> <small>28</small> <small>29</small> <small>30</small> <small>31</small> <small>32</small> <small>33</small> <small>34</small> <small>35</small> <small>36</small> <small>37</small> <small>38</small> <small>39</small> <small>40</small> <small>41</small> <small>42</small> <small>43</small> <small>44</small> <small>45</small> <small>46</small> <small>47</small> <small>48</small> <small>49</small> <small>50</small> <small>51</small> <small>52</small> <small>53</small> <small>54</small> <small>55</small> <small>56</small> <small>57</small> <small>58</small> <small>59</small> <small>60</small> <small>61</small> <small>62</small> <small>63</small> <small>64</small> <small>65</small> <small>66</small> <small>67</small> <small>68</small> <small>69</small> <small>70</small> <small>71</small> <small>72</small> <small>73</small> <small>74</small> <small>75</small> <small>76</small> <small>77</small> <small>78</small> <small>79</small> <small>80</small> <small>81</small> <small>82</small> <small>83</small> <small>84</small> <small>85</small> <small>86</small> <small>87</small> <small>88</small> <small>89</small> <small>90</small> <small>91</small> <small>92</small> <small>93</small> <small>94</small> <small>95</small> <small>96</small> <small>97</small> <small>98</small> <small>99</small> <small>100</small>
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- (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.
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