



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

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



This TWO BEDROOM , GROUND FLOOR FLAT is IDEALLY SITUATED within walking distance of local shops, schools and amenities. Benefitting from GREAT ROAD and TRANSPORT LINKS, this spacious property also boasts a 22ft LOUNGE/DINER, COMMUNAL GROUNDS FOR RESIDENTS TO ENJOY and PRIVATE PARKING!!

- **Ground Floor Flat** • **Useable Communal Gardens**
- **Two Bedrooms** • **Great Location!**
- **22ft Lounge/Diner** • **Long Lease**
- **Private Parking** • **Must Be Viewed!**

£250,000 Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Bedroom One 12'1" x 10'1" (3.68m x 3.07m)

Bedroom Two 12'1" x 7'2" (3.68m x 2.18m)

Lounge/ Diner 22'10" x 9'9" (6.96m x 2.97m)

Kitchen 9'3" x 7'2" (2.82m x 2.18m)

Bathroom 7'2" x 7'1" (2.18m x 2.16m)

Exterior

Communal Grounds

Parking

Residents parking

Leasehold Information

Approx 148 years remaining on lease Service Charges £1297.02 pa Peppercorn ground rent

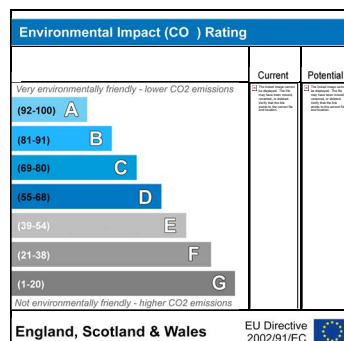
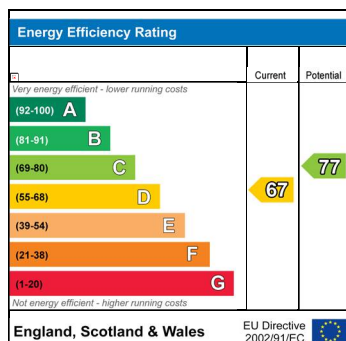


Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)



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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.