



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Peters Avenue, London Colney, St Albans, Herts, AL2



Tucked away in a SECLUDED LOCATION yet within easy reach of local shops and amenities. This TWO BEDROOM PARK HOME, is WELL PRESENTED THROUGHOUT and also benefits from a PRIVATE GARDEN and ALLOCATED PARKING.

- **Park Home**
- **Great Condition**
- **Two Bedrooms**
- **New Kitchen**
- **Modern Bathroom**
- **Private Garden**
- **Allocated Parking**
- **Close to Amenities**

£189,950 Leasehold

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Accommodation Comprises

Kitchen 10'2" x 9'7" (3.10m x 2.92m)

Lounge/ Diner 19'7" x 9'3" (5.97m x 2.82m)

Bedroom One 11'8" x 9'0" (3.56m x 2.74m)

Bedroom Two 9'0" x 7'6" (2.74m x 2.29m)

Bathroom 6'10" x 5'7" (2.08m x 1.70m)

Exterior

Garden

Parking





Total area: approx. 53.3 sq. metres (573.4 sq. feet)

Energy Efficiency Rating		
	Current	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		
	Current	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.