



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

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



Well presented, throughout, this TWO BEDROOM, GROUND FLOOR, MAISONETTE is IDEALLY SITUATED for LOCAL, SHOPS, SCHOOLS and AMENITIES.

A particular feature of this lovely home is the EXTENDED LOUNGE with bi-fold doors extending along one wall giving DIRECT ACCESS to the SECLUDED PRIVATE GARDEN. This property also from a LONG LEASE.

For more details contact Oliver and Akers.

- Ground Floor Flat
- Two Double Bedrooms
- Extended Lounge
- Well Presented Throughout
- Direct Access to Private Garden
- Long Lease
- Central Location
- Must Be Viewed!

**Leasehold £335,000**

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## Accommodation Comprises

**Entrance Hall** 12'6" x 2'8" (3.81m x 0.81m)

**Kitchen** 7'10" x 4'6" (2.39m x 1.37m) measured to cupboards

**Extended Lounge** 12'11" x 11'11" (3.94m x 3.63m)

With bifold doors extending along one wall with direct access to garden.

**Bedroom One** 12'0" x 9'11" (3.66m x 3.02m)


**Bedroom Two** 10'1" x 8'2" (3.07m x 2.49m)


**Bathroom**

**Exterior**

**Garden**



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**

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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.
- (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.