



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Eskdale, London Collney, St Albans, Herts, AL2



IN NEED OF MODERNISATION THROUGHOUT, yet with DOUBLE GLAZING, GAS CENTRAL HEATING and a LONG LEASE, this TWO BEDROOM GROUND FLOOR FLAT is situated in a GREAT LOCATION within WALKING DISTANCE OF SHOPS and EXCELLENT ROAD/ TRANSPORT LINKS. This home is offered CHAIN FREE!

- **Two Bedrooms**
- **Ground Floor**
- **In Need of Modernisation**
- **Gas Central Heating**
- **Double Glazing**
- **Long Lease**
- **Residents Parking**
- **Chain Free!**

£219,950 Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/ Diner 15'7" x 8'3" (4.75m x 2.51m)

Kitchen 8'6" x 8'5" (2.59m x 2.57m)

Bedroom One 12'10" x 9'1" (3.91m x 2.77m)

Bedroom Two 9'1" x 6'10" (2.77m x 2.08m)

Bathroom

Exterior

Residents Parking

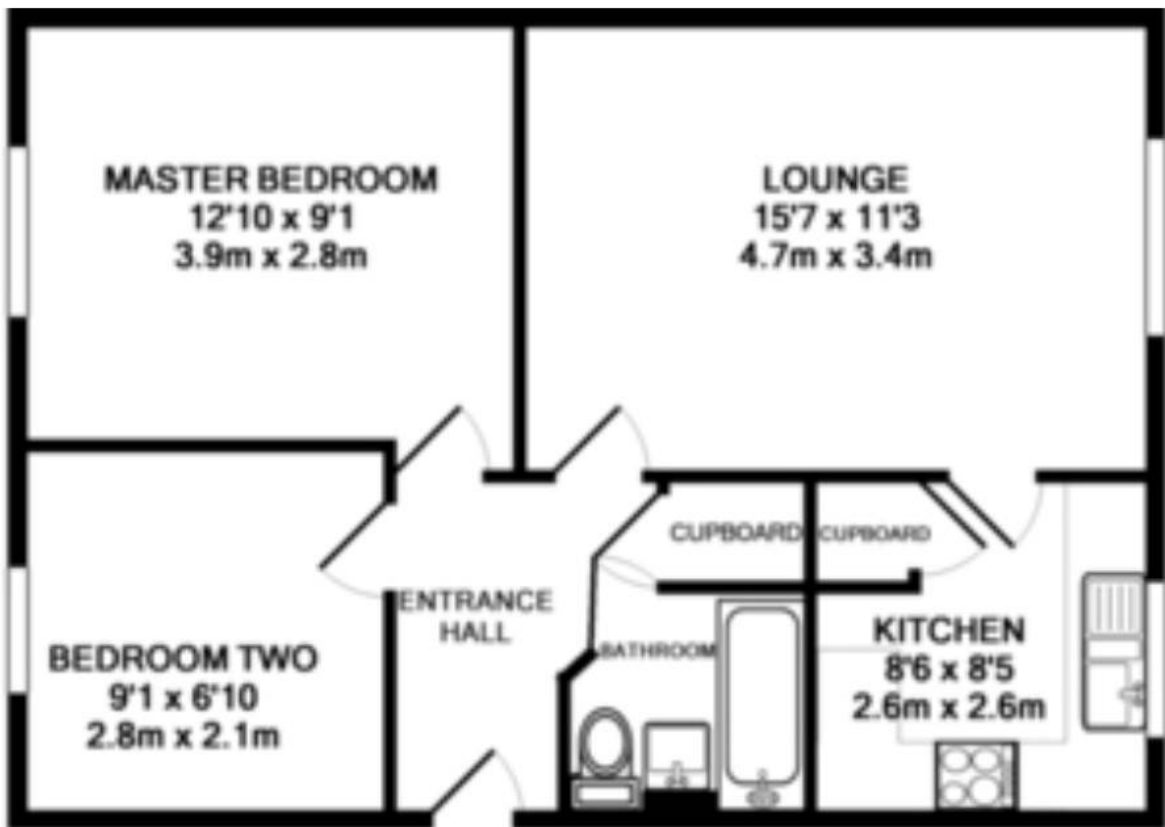
Residents parking available on a first come first served basis

Communal Grounds

Lease Information

Lease expires 2140 Service charges £285 per quarter





TOTAL APPROX. FLOOR AREA 50.9 SQ.M. (548 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.