



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Ribbledale, London Colney, St Albans, Herts, AL2**



IDEALLY SITUATED for local shops and with great road and transport access. This ONE BEDROOM, GROUND FLOOR FLAT is WELL PRESENTED THROUGHOUT.

Benefitting from its OWN PRIVATE GARDEN,  
this property is AVAILABLE NOW for a LONG TERM LET.

- **Ground Floor Flat**
  - **One Bedroom**
  - **Open Plan Living**
  - **Well Presented Throughout**
  - **Private Garden**
  - **Close to Shops**
  - **Available Now!**
  - **Long Term Let**
- £925 - per month**

# Ribbledale, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Communal Entrance Hall

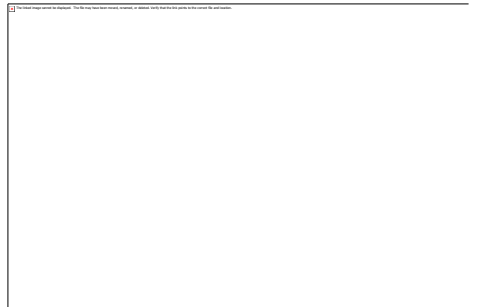
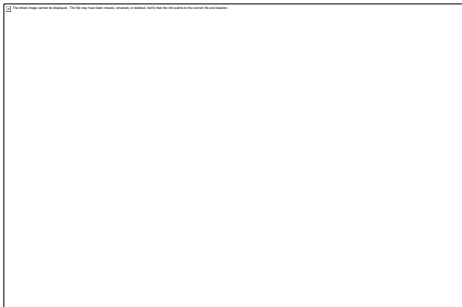
Open Plan Living Area 16'9" x 14'10" (5.11m x 4.52m)

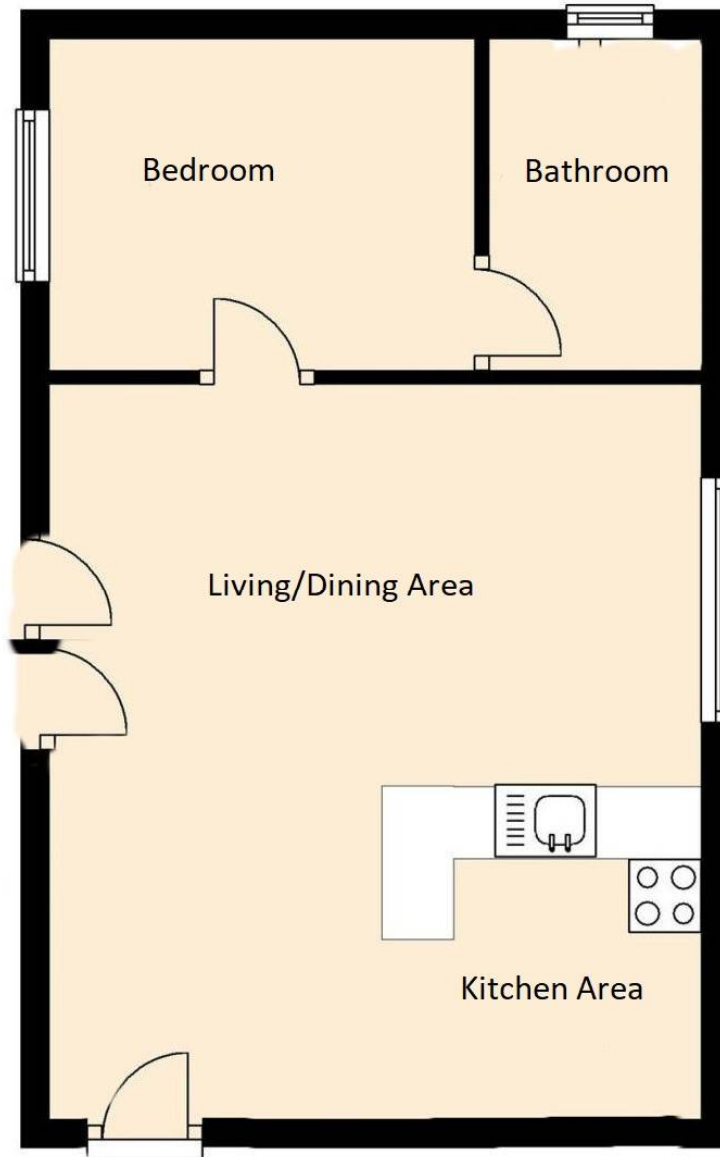
Bedroom 9'8" x 7'7" (2.95m x 2.31m)

Bathroom 7'7" x 4'10" (2.31m x 1.47m)

Exterior

Enclosed Private Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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- (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.