



OLIVER

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Estate Agency with a personal touch!

Hardwick Place, London Colney, St Albans, Herts, AL2



Situated in a quiet location within easy reach of local shops and amenities is this **TWO DOUBLE BEDROOM FLAT**. Benefitting from an **ALLOCATED PARKING SPACE**. This property is available from **1st Feb 2023** for a **ONE YEAR LET**.

- **First Floor Flat**
- **Two Double Bedrooms**
- **18ft Lounge**
- **Residents Parking**
- **Quiet Location**
- **Close to Amenities**
- **Available 1st Feb**
- **Unfurnished**

£1,000 per month

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/ Dining Room 18'0" x 10'9" (5.49m x 3.28m)

Kitchen/ Breakfast Room 10'9" x 7'0" (3.28m x 2.13m)

Bedroom One 11'0" x 9'0" (3.35m x 2.74m)

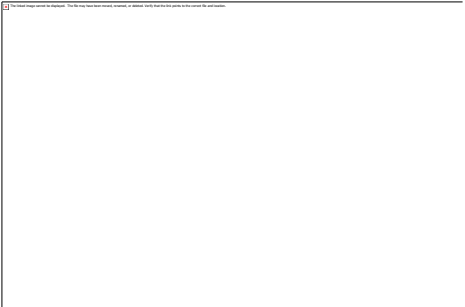
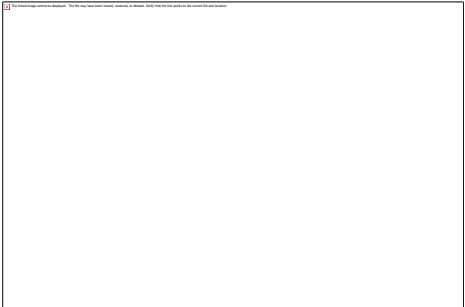
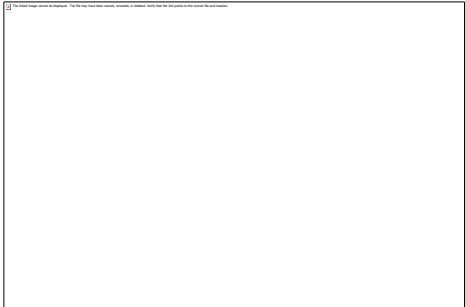
Bedroom Two 11'0" x 6'9" (3.35m x 2.06m)

Bathroom

Exterior

Communal Grounds

Allocated Parking Space



Ground Floor



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			
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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

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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.