



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

London Road, St Albans, Herts, AL1



A bright and spacious two double bedroom apartment situated just short walk from both the City Centre and mainline station. Additional benefits include underground parking, communal gardens and an on-site gym.

Offered CHAIN FREE !!

- Lounge/Diner
- Kitchen
- Two DOUBLE Bedrooms
- Two Bathrooms
- Underground Parking
- On Site Gym
- Town Centre Location
- Chain Free

£450,000 Leasehold

London Road, St Albans, Herts, AL1

Accommodation Comprises

Lounge/Diner 21'0" x 12'0" (6.40m x 3.66m)

Kitchen Area 12'0" x 6'0" (3.66m x 1.83m)

Bedroom One 16'0" x 11'0" (4.88m x 3.35m)

En-Suite

Bedroom Two 16'0" x 9'0" (4.88m x 2.74m)

Bathroom

Exterior

On Site Gym

Allocated Parking





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			
		76	87
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.