



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

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



Offered CHAIN FREE and recently redecorated throughout, is this TWO BEDROOM apartment in the 'HEART' of London Colney. Ideally located within a short walk to local shops and close to all other amenities and transport links.

- Two Bedroom Flat
- Lounge/ Diner
- First Floor
- Residents Parking
- Great Transport Links
- Close to Shops
- Good Lease
- Chain Free!

£225,000 Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/Diner 16'4" x 12'6" (4.98m x 3.81m)

Kitchen 9'8" x 8'4" (2.95m x 2.54m)

Bedroom One 14'1" x 9'5" (4.29m x 2.87m)

Bedroom Two 10'5" x 7'6" (3.18m x 2.29m)

Bathroom 8'4" x 6'3" (2.54m x 1.91m)

Exterior

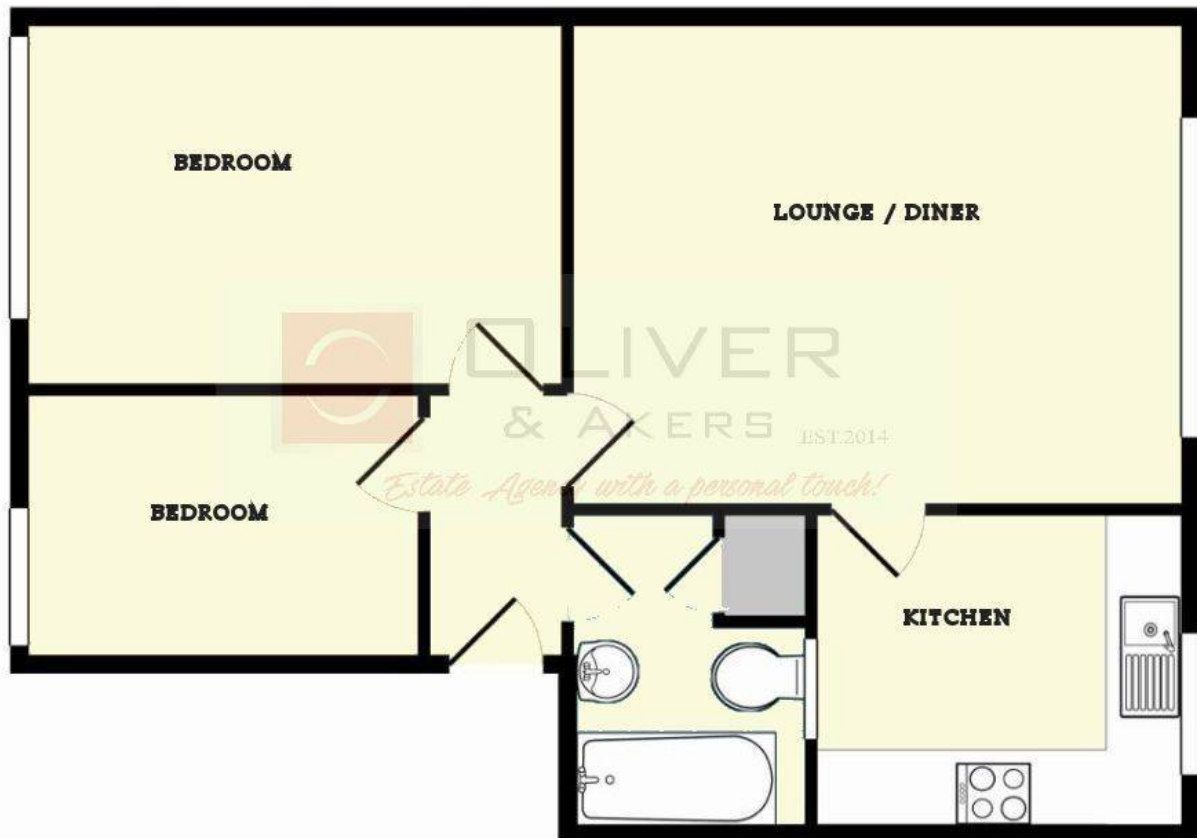
Communal Gardens

Parking

Lease Information

101 years remaining on the lease. Service charge and ground rent total £1544 pa





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		
	69	82
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		
	59	71
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.