



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Lakeside Place, London Colney, St Albans, Herts, AL1



Tucked away in a QUIET LOCATION, this DOUBLE BEDROOM, FIRST FLOOR FLAT enjoys PICTURESQUE VIEWS OVER THE RIVER COLNE.

This property also benefits from its OWN GARAGE close by.

Enjoying a LONG LEASE and LOW CHARGES this is a GREAT FIRST TIME BUY!

- First Floor Flat
- One Double Bedroom
- Lounge/ Diner
- Fitted Kitchen
- Lakeside Views
- Long Lease/ Low Charges
- Communal Grounds
- Garage

£200,000 - Leasehold

Lakeside Place, London Colney, St Albans, Herts, AL1

Accommodation Comprises

Entrance Lobby

Stairs to all floors

Entrance Hall

Lounge/Diner 15'8" x 9'8" (4.78m x 2.95m)

Kitchen 10'1" x 6'7" (3.07m x 2.01m)

Double Bedroom 12'10" x 9'2" (3.91m x 2.79m)

Bathroom 6'7" x 5'7" (2.01m x 1.70m)

Exterior

Communal Grounds

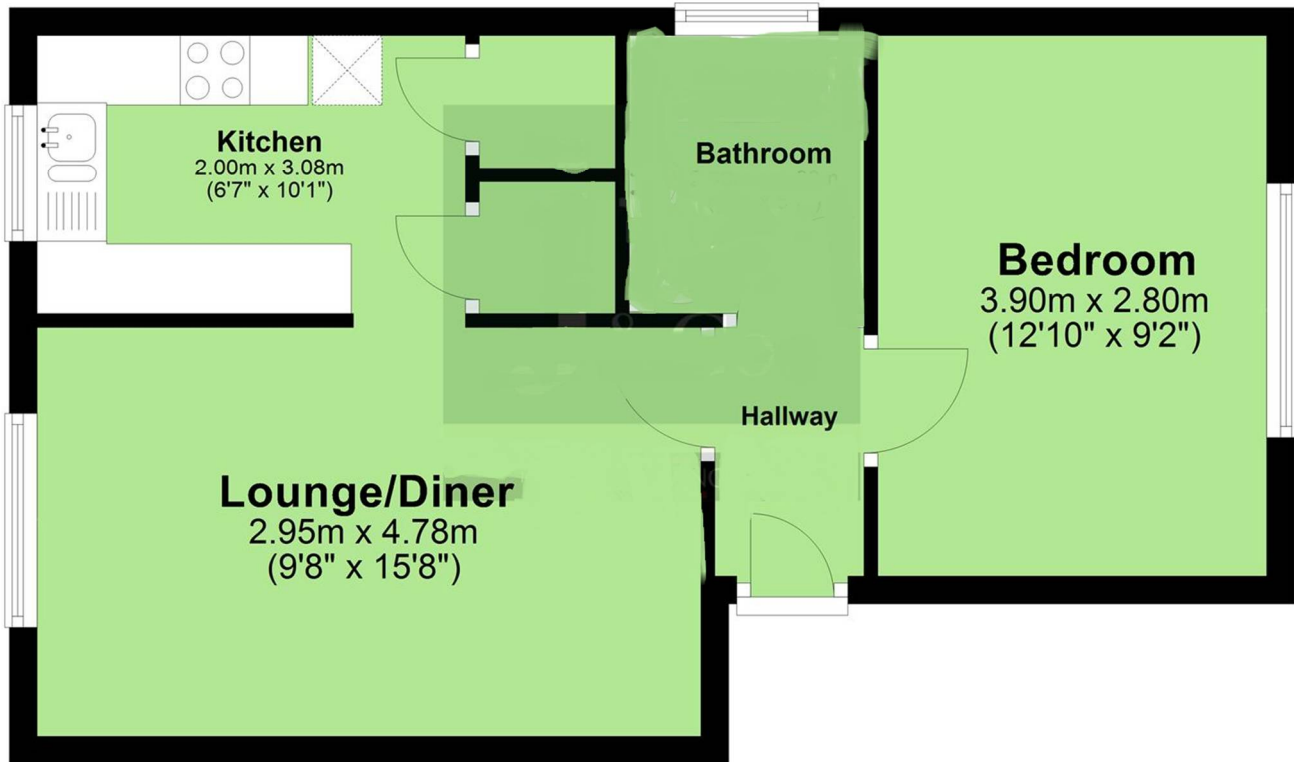
Parking

Garage en -bloc



First Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



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			
		59	80
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

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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.