



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Thamesdale, London Colney, Herts, AL2



A CHAIN FREE, two bedroom apartment with LONG LEASE!! This property is on the first floor and in the need of some modernising. Ideally located in London Colney with very easy access to all local shops, parks and motorway links.

- **Good Location**
- **Two Bedrooms**
- **First Floor**
- **Chain Free**
- **Communal Parking**
- **Long Lease**

£225,000 Leasehold

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Accommodation Comprises

Communal Entrance

Entrance Hall

Lounge/Diner **15'11" x 11'4" (4.85m x 3.45m)**

Kitchen **8'6" x 8'6" (2.59m x 2.59m)**

Bedroom One **12'6" x 11'4" (3.81m x 3.45m) (Max Point)**

Bedroom Two **9'0" x 7'0" (2.74m x 2.13m)**

Bathroom

Exterior

Communal Gardens

Communal 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			
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.