



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

St Annes Road, London Colney, St Albans, Herts, AL2



Presented to a HIGH STANDARD THROUGHOUT.

This ONE BEDROOM ANNEX is ideally situated for road and transport links and would suit a single professional applicant needing a modern base.
AVAILABLE NOW , FULLY FURNISHED, WITH BILLS INCLUDED!

Please call OLIVER AND AKERS for further details.

- One Bedroom Annex
- Fully Furnished
- Excellent Condition Throughout
- Open Plan Living
- Bedroom Area
- Shower Room
- Available NOW!
- Bills included.

£1200 - per month (bills inclusive)

St Annes Road, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Entrance Lobby

Open Plan Living

Lounge Area Kitchen Area Dining Area

Bedroom Area

Shower Room



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.