



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Ribbledale, London Colney, St Albans, Herts, AL2



This LIGHT AND AIRY TOP FLOOR FLAT is WELL PRESENTED THROUGHOUT. Boasting a LARGER THAN AVERAGE BATHROOM and MODERN KITCHEN, this lovely home also boasts a LARGE ATTIC.

This property is well position for local shops and also has GREAT ROAD AND TRANSPORT LINKS and benefits from a LONG LEASE!

- Top Floor Flat
- Two Bedrooms
- Large Bathroom
- Spacious Lounge/Diner
- Residents Parking
- Long Lease
- Close to Amenities
- Well Presented throughout

£250,000 Leasehold

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Accommodation Comprises

Entrance Lobby

Entrance Hall

Lounge/Diner 16'5" x 11'3" (5.00m x 3.43m)

Kitchen 8'5" x 7'6" (2.57m x 2.29m)

Bedroom One 12'2" x 9'2" (3.71m x 2.79m)

Bedroom Two 9'1" x 6'9" (2.77m x 2.06m)

Bathroom

Exterior

Communal Grounds

Parking

Lease Information

145 years remaining



Second Floor



This plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREA OF THE PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

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		72	78
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.