



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

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



This ONE BEDROOM FLAT is ideally located for local shops and amenities and has GREAT ROAD AND TRANSPORT LINKS. Offered CHAIN FREE and with a LONG LEASE, this property is a GREAT FIRST TIME OR INVESTMENT BUY!

- **Top Floor Flat**
- **One Double Bedroom**
- **Open Plan Living**
- **Attic Storage**
- **Residents Parking**
- **Communal Gardens**
- **Chain Free**
- **Road/Transport Links**

**£180,000 Share of Freehold**

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## Accommodation Comprises

### Entrance Lobby

Open Plan Living 19'6" x 10'10" (5.94m x 3.30m)

### Kitchen Area

### Dining Area

### Lounge Area

Bedroom 8'0" x 7'3" (2.44m x 2.21m)

Bathroom 7'3" x 6'5" (2.21m x 1.96m)

### Exterior

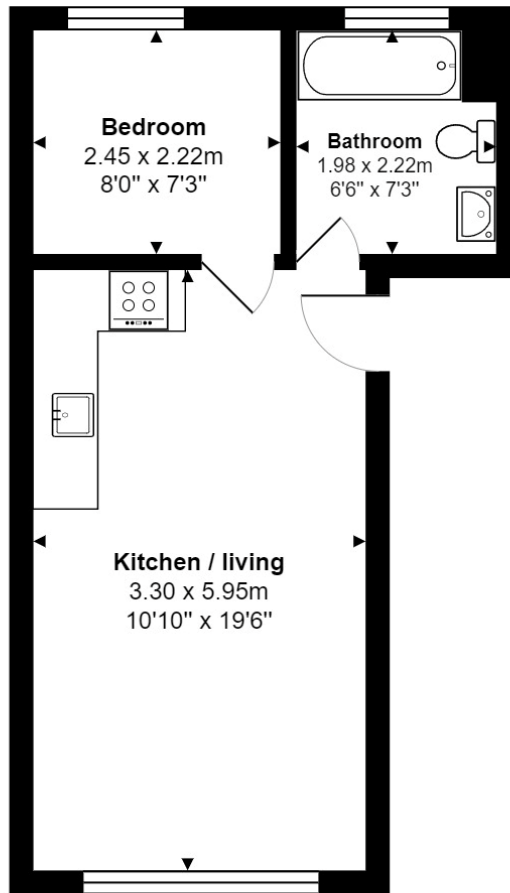
### Communal Grounds

### Parking

### Lease Information

125 year lease from 2000 service charge £49 per month

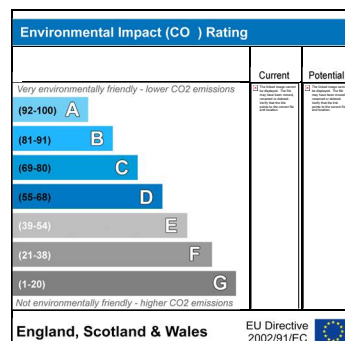
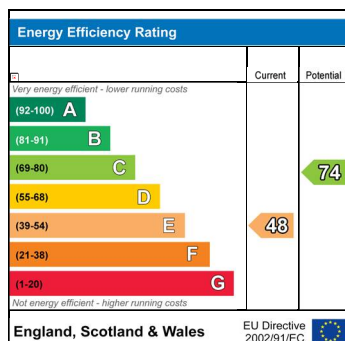




29 Meadow Close, London Colney

Total Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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.