



OLIVER

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Estate Agency with a personal touch!

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



With AMAZING PARKING, OWN GARDEN and GARAGE...This TWO bedroom top floor maisonette has further scope to do a loft conversion also! Ideally located in the 'Heart' of London Colney Village giving easy access to all local shops, pubs, schools and motorway links.

- **Two Double Bedrooms**
- **Top Floor**
- **Own Garage**
- **Large Garden**
- **Long Lease**
- **Amazing Parking**
- **Potential Loft Conversion**
- **Central Location**

£315,000 Leasehold

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Accommodation

Entrance Lobby

Stairs to all rooms

Landing

Lounge/Diner 12'11" x 12'0" (3.94m x 3.66m)

Kitchen 9'10" x 6'4" (3.00m x 1.93m)

Bedroom One 12'1" x 10'0" (3.68m x 3.05m)

Bedroom Two 9'11" x 8'7" (3.02m x 2.62m)

Bathroom

Exterior

Rear Garden

Mainly laid to lawn, gated access to front

Front Garden

Garage & Parking

Private garage with parking in front

Lease

Lease in excess of 900 years



First Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON 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		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.