



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

High Street, London Colney, St Albans, Herts, AL2



AVAILABLE TO CASH BUYERS ONLY. This SPACIOUS ONE BEDROOM ,
GROUND FLOOR FLAT has recently been redecorated and is situated in a GREAT
LOCATION FOR ROAD AND TRANSPORT LINKS. THIS PROPERTY IS OFFERED
CHAIN FREE.

- **Cash Buyers Only**
- **Ground Floor**
- **One Bedroom**
- **Large Lounge**
- **Gas Central Heating**
- **Outside Storage**
- **Great Road/ Transport Links**
- **Chain Free**

£180,000- Leasehold

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Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Lounge 13'2" x 11'8" (4.01m x 3.56m)

Kitchen 11'8" x 5'5" (3.56m x 1.65m)

Bedroom 11'8" x 10'2" (3.56m x 3.10m)



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.