



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

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



This SPACIOUS ONE BEDROOM , GROUND FLOOR FLAT has recently been redecorated and is situated in a GREAT LOCATION FOR ROAD AND TRANSPORT LINKS. Available NOW ! For a LONG TERM LET!

- Available NOW!
- Gas Central Heating
- Ground Floor
- Outside Storage
- One Bedroom
- Great Road/ Transport Links
- Large Lounge
- Chain Free

**£1,000 per month**

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

Accommodation Comprises

Communal Entrance Hall

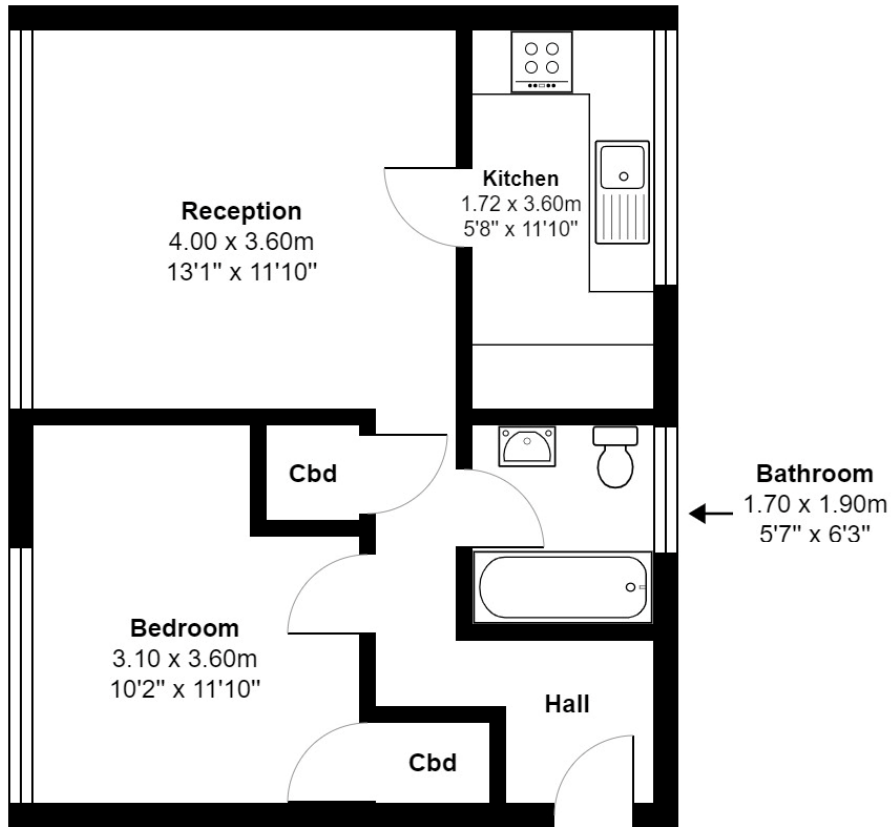
Entrance Hall

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

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

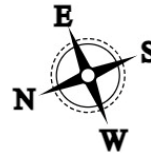
Bedroom 11'8" x 10'2" (3.56m x 3.10m)





Total Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.