

Estate Agency with a personal touch!

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



Extending around 700sq ft!!! This SPACIOUS APARTMENT is situated in the heart of London Colney Village, with EASY ACCESS, TO SHOPS, SCHOOLS, AMENITIES and with GREAT ROAD AND TRANSPORT LINKS!! Also benefitting from a GARAGE and communal COURTYARD GARDEN, this property MUST BE VIEWED!

- Ground Floor Flat

- Garage

- Communal Garden
- 700 Square Feet!
  Modern Kitchen & Bathroom
- Open Plan Living
  Close to Amenities
  - Great Transport Links!

£295,000 Leasehold

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

## **Accommodation Comprises**

Open Plan Living 26'3" x 14'1" (8.00m x 4.29m)

Bedroom One 15'3" x 10'11" (4.65m x 3.33m)

Bedroom Two 12'0" x 9'6" (3.66m x 2.90m)

**Bathroom** 

Garage

**Exterior** 

**Bin Store** 

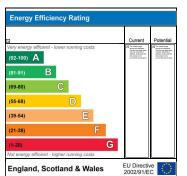
**Communal Courtyard Garden** 

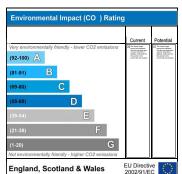












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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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.