



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Wyedale, London Colney, St Albans, Herts, AL2**



WELL PRESENTED THROUGHOUT! This GENEROUS TOP FLOOR APARTMENT boasts LARGER THAN AVERAGE BEDROOMS and LOUNGE. Also benefitting from EXCLUSIVE USE OF THE ATTIC. This lovely home is IDEALLY SITUATED for shops and amenities and also has GREAT ROAD AND TRANSPORT LINKS. With a LEASE IN EXCESS OF 140 YEARS, this is a GREAT FIRST TIME BUY!

- Top Floor Apartment
- Large Bedrooms
- Generous Lounge
- Modern bathroom
- Stylish Kitchen
- Long Lease
- Gas Central Heating
- Great Location

**£265,000 - Leasehold**

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/ Diner 17'10" x 10'10" (5.44m x 3.30m)

Kitchen 8'9" x 7'2" (2.67m x 2.18m)

Bedroom One 16'2" x 9'5" (4.93m x 2.87m)

Bedroom Two 13'1" x 7'1" (3.99m x 2.16m)

Bathroom

Attic Space

Exclusive use of attic, accessed by a pull down ladder

Exterior

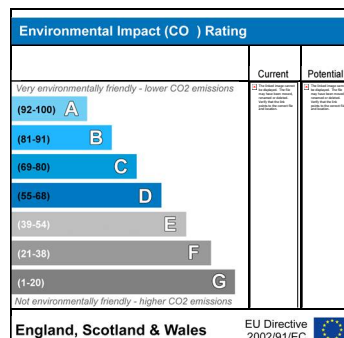
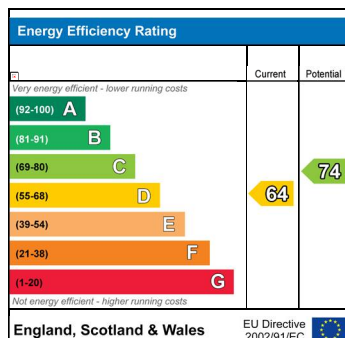
Communal Grounds

Parking

Lease Information

140+ years remaining £200 pa ground rent £740 pa service charge





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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.