



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Wyedale, London Colney, St Albans, Herts, AL2



Recently redecorated throughout, this **FIRST FLOOR FLAT** boasts **LARGER THAN AVERAGE ROOM SIZES** and **GAS CENTRAL HEATING**. Also benefitting from a **LEASE IN EXCESS OF 140 YEARS** and **LOW CHARGES**, this property is offered **CHAIN FREE!** This generous property is situated in a **POPULAR LOCATION**, with **SHOPS, ROAD AND TRANSPORT LINKS ON THE DOORSTEP**.

- **First Floor Flat**
- **Two Bedrooms**
- **Lounge/ Diner**
- **Recently Redecorated**
- **Gas Central Heating**
- **Residents Parking**
- **Long Lease/Low Charges**
- **Chain Free!**

£265,000- Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/Diner 18'0" x 10'8" (5.49m x 3.25m)

Kitchen 8'8" x 7'2" (2.64m x 2.18m)

Bedroom One 16'0" x 9'4" (4.88m x 2.84m)

Bedroom Two 10'0" x 6'9" (3.05m x 2.06m)

Bathroom

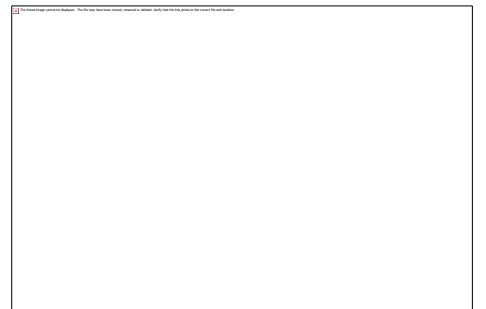
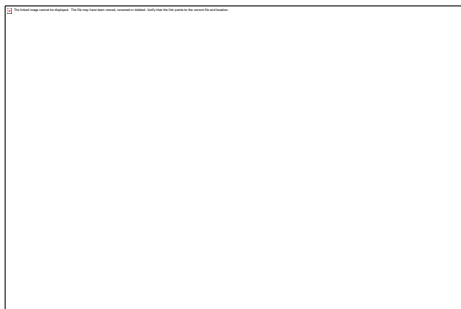
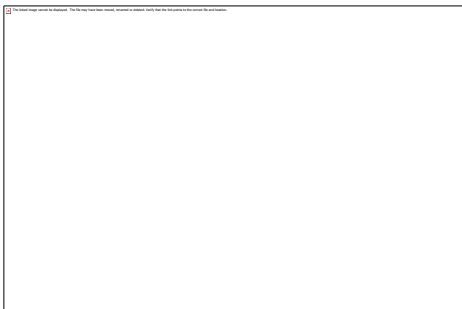
Exterior

Communal Grounds

Residents Parking

Lease Information

lease expires in 2168 service charge £66 pcm zero ground rent



Ground Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



Total area: approx. 55.6 sq. metres (598.9 sq. feet)

Wyedale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(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

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- (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.
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