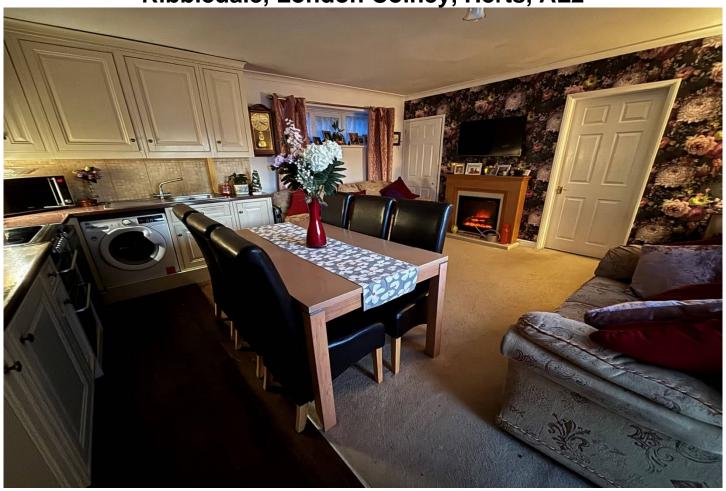


Estate Agency with a personal touch!

Ribbledale, London Colney, Herts, AL2



Offered for sale with a BRAND NEW LEASE, This very cosy ONE BEDROOM property has the added benefit of its OWN GARDEN!! Located within very easy access to all local amenities, including shops, parks and motorway links.

- Ground Floor
- Own Garden
- Double Bedroom
- Great Location
- NEW Lease
- Bathroom

£250,000 Leasehold

Ribbledale, London Colney, Herts, AL2

Accommodation Comprises

Open Plan Lounge/Kitchen Diner 16'6" x 14'4" (5.03m x 4.37m)

Bedroom 9'4" x 8'9" (2.84m x 2.67m)

Bathroom

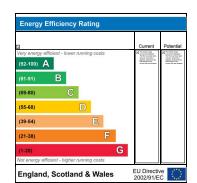
Exterior

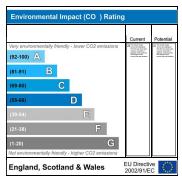
Own Walled Garden





Total floor area 34.1 sq.m. (367 sq.ft.) approx





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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.