



OLIVER

& AKERS EST.2014

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

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

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.