



OLIVER

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Estate Agency with a personal touch!

Hardwicke Place, London Colney, Herts, AL2



A TWO BEDROOM, GROUND FLOOR FLAT with an EXTENDED LEASE and the added benefit of GAS CENTRAL HEATING and DOUBLE GLAZING this home is IDEALLY SITUATED for local shops, amenities, road and transport links.

- **Ground Floor Flat**
- **Two Bedrooms**
- **Large Lounge/ Diner**
- **Modern Bathroom**
- **Gas Central Heating**
- **Long Lease**
- **Residents Parking**
- **Communal Gardens**

£255,000 Leasehold

Hardwicke Place, London Colney, Herts, AL2

Accommodation Comprises

Entrance Hall

Lounge/Diner **15'9" x 11'4" (4.80m x 3.45m)**

Kitchen **8'8" x 7'11" (2.64m x 2.41m)**

Bedroom One **13'8" x 9'3" (4.17m x 2.82m)**

Bedroom Two **9'6" x 9'0" (2.90m x 2.74m)**

Bathroom

Exterior

Communal Gardens

Communal Parking



Ground Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

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	

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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.