



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Meadow Close, London Colney, St Albans, Herts, AL2



This TWO BEDROOM. FIRST FLOOR FLAT is IN NEED OF WORK THROUGHOUT. Offered with a NEW LEASE ON COMPLETION, this property is situated in a CENTRAL LOCATION within easy reach of, shops, schools and amenities. Also benefiting from GREAT ROAD AND TRANSPORT LINKS, this home is OFFERED CHAIN FREE!

- Modernisation Required
- First Floor Flat
- Two Bedrooms
- New Lease on Completion
- Pretty Communal Grounds
- Residents Parking
- Central Location
- Chain Free!

£200,000 - Leasehold

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Accommodation Comprises:

Entrance Lobby

Stairs to all floors

Entrance Hall

Lounge/Diner 16'4" x 12'6" (4.98m x 3.81m)

Kitchen 9'8" x 8'4" (2.95m x 2.54m)

Bedroom One 14'1" x 9'5" (4.29m x 2.87m)

Bedroom Two 10'5" x 7'6" (3.18m x 2.29m)

Bathroom 8'4" x 6'3" (2.54m x 1.91m)

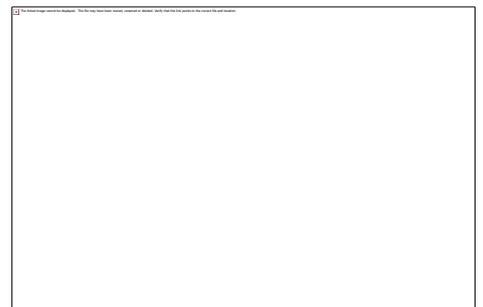
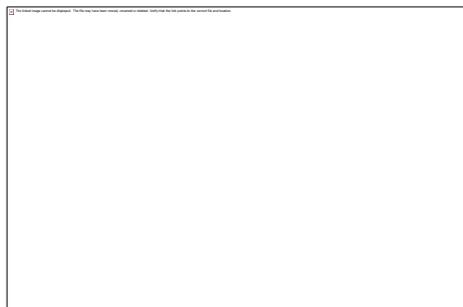
Exterior

Communal Grounds

Residents Parking

Lease Information

A new 99 year lease will be offered on completion



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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.