



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Morris Way, London Colney, St Albans, Herts, AL2



This **SPACIOUS TWO BEDROOM GROUND FLOOR FLAT** is situated in the **CENTRE OF LONDON COLNEY VILLAGE** with fantastic access to local shops and transport links. Also benefiting from **A PRIVATE COURTYARD GARDEN**, this property is **AVAILABLE CHAIN FREE!**

- **Ground Floor Flat**
- **Two Double Bedrooms**
- **Kitchen/ Breakfast Room**
- **Lounge/ Diner**
- **Gas Central Heating**
- **Own Garden**
- **Low Charges**
- **Chain Free!**

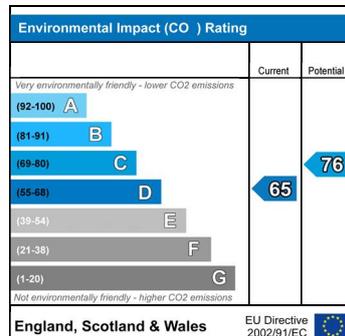
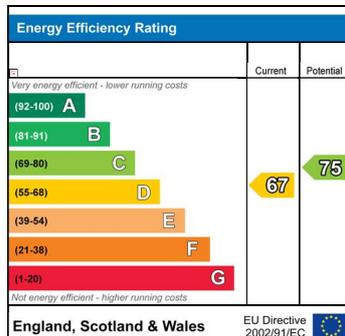
£239,950 Leasehold

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This floor plan is a guide to the layout of the property and is not to be used as a substitute for a professional survey. It is not to be used as a basis for any contract or agreement. All areas are approximate and may vary slightly from the actual dimensions. SQUARE FOOTAGE/NET TOTAL area shown includes ALL AREAS ON PLAN EXCEPT BALCONY/VERANDAS. Areas shown are approximate.





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.