



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

Wyedale, London Colney, St Albans, Herts, AL2



This TWO BEDROOM ground floor flat is well presented throughout. Benefitting from a LONG LEASE and LOW CHARGES and GAS CENTRAL HEATING, this home is IDEALLY SITUATED for local shops, amenities, road and transport links. This property is offered with TWO RESIDENTS PARKING PERMITS.

- Ground Floor Flat
- Two Bedrooms
- Long Lease
- Low Charges
- Two Residents Parking Permits
- Close to Shops
- Great Road/ Transport Links
- Well Presented

£265,000 Leasehold

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Accommodation Comprises

Entrance Lobby

Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two

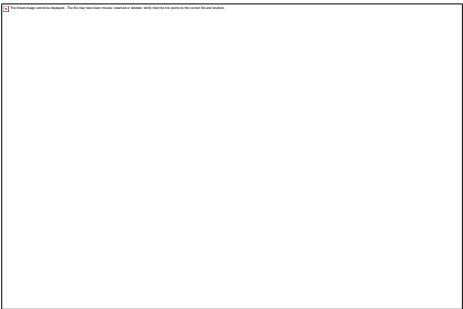
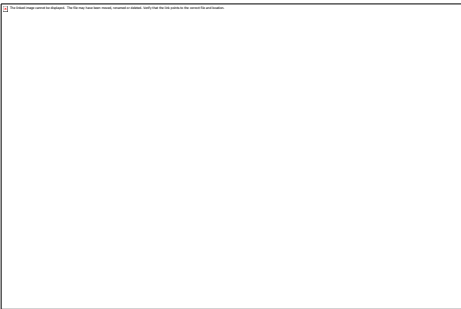
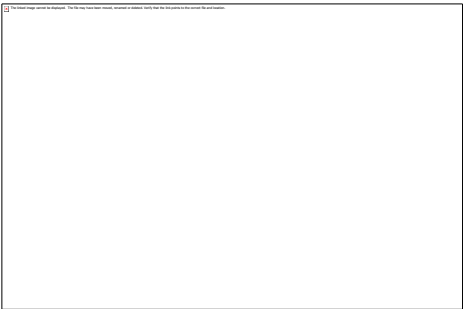
Bathroom

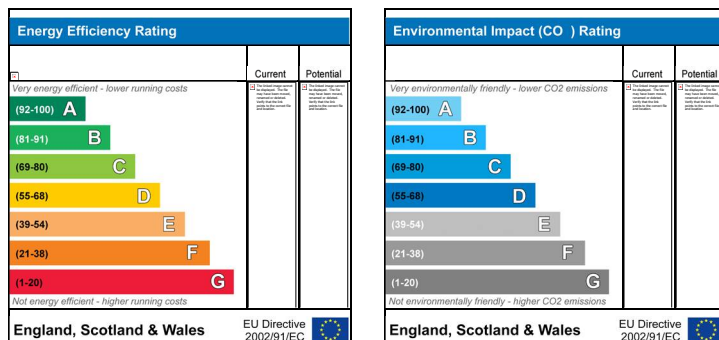
Exterior

Residents Parking

Communal Grounds

Lease Information





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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.