



Hardwicke Place, London Colney, St. Albans, AL2 1PX

welcome to

Hardwicke Place, London Colney, St. Albans

This well-presented, one double bedroom ground floor apartment is offered CHAIN FREE and benefits from a modern interior, well-kept communal grounds and residents parking. Accommodation comprises entrance hall, lounge/diner, fully fitted modern kitchen including integrated appliances and a fitted bathroom suite. Hardwicke Place is a quiet turning off a popular road in the village of London Colney on the South side of St Albans. The property is 0.8 miles from Colney Fields shopping park, local shops, village style pubs, and has fantastic transport links for the M1 and M25. St Albans City centre, shopping facilities and main line railway station are just over 3 miles away.



**Living Room**

9' 8" x 15' 4" (2.95m x 4.67m)

Kitchen

6' 6" max x 10' 7" max (1.98m max x 3.23m max)

Bedroom

9' 5" x 12' 7" (2.87m x 3.84m)

Bathroom

6' 5" x 5' 8" (1.96m x 1.73m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Hardwicke Place, London Colney, St. Albans

- One Double Bedroom
- CHAIN FREE
- Ground Floor
- Residents Parking
- Communal Grounds

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1308.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£210,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/ALB105658](https://www.williamhbrown.co.uk/Property/ALB105658)



Property Ref:
ALB105658 - 0013

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)