



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

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



WELL PRESENTED THROUGHOUT! This TWO DOUBLE BEDROOM, first floor maisonette boasts a LARGE REAR GARDEN and GENEROUS DRIVEWAY offering PARKING FOR SEVERAL VEHICLES. Benefitting from a SHARE OF FREEHOLD and NO SERVICE CHARGES, and with SCOPE TO EXTEND INTO THE ATTIC ( Subject to PP)

- First Floor Flat
- Two Double Bedrooms
- Private Garden
- Parking for Many Cars
- Potential Attic Conversion
- No Service Charges
- Central Location
- Road/ Transport Links

**£350,000 LH+ShareFH**

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## Accommodation Comprises

### Entrance Hall

With utility area,

### Stairs to First Floor

Lounge 13'1" x 12'0" (3.99m x 3.66m)

Kitchen 9'10" x 6'7" (3.00m x 2.01m)

Bedroom One 12'6" x 9'10" (3.81m x 3.00m)

Bedroom Two 9'10" x 8'11" (3.00m x 2.72m)

### Bathroom

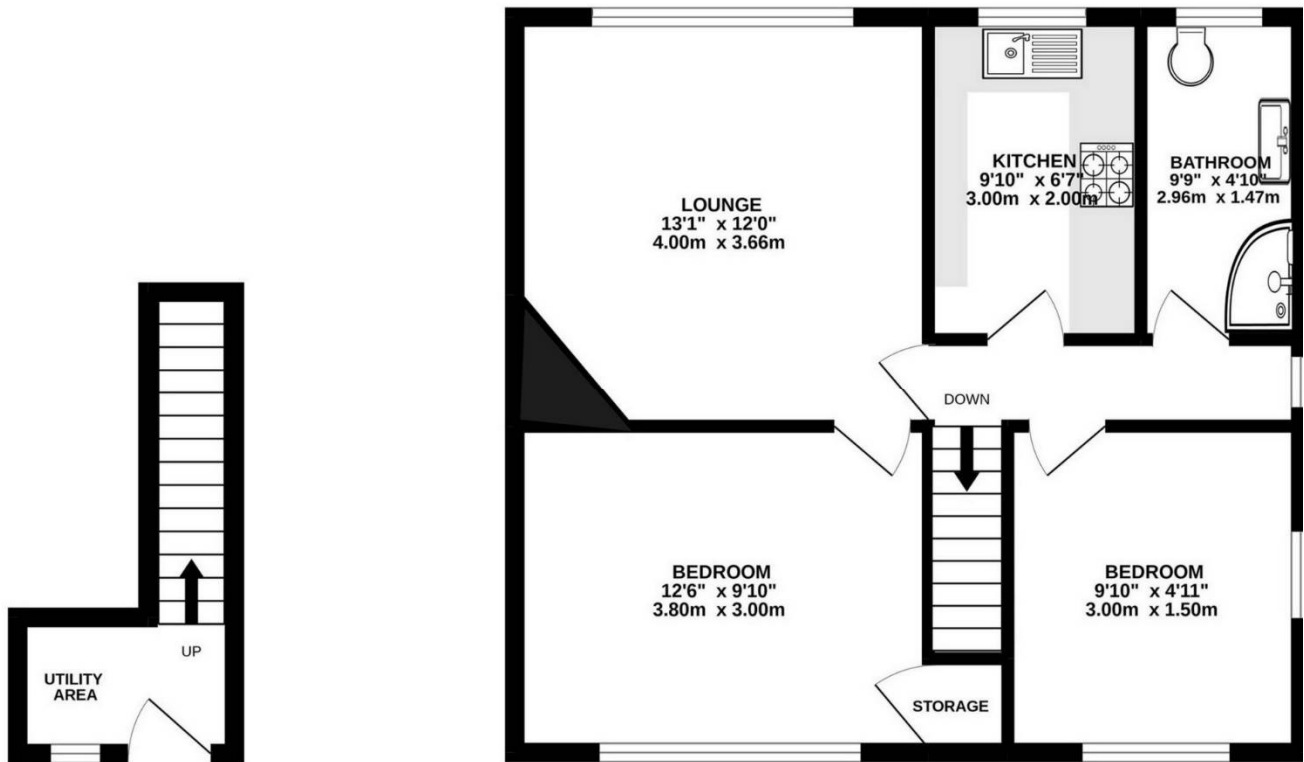
### Exterior

#### 100ft Rear Garden

#### Front Garden and Parking

Block paved providing parking for up to 4 cars





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.