



OLIVER

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Estate Agency with a personal touch!

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



GREATLY EXTENDED and MODERNISED THROUGHOUT, this THREE BEDROOM, GROUND FLOOR MAISONETTE, boasts DIRECT ACCESS TO GARDEN through BI-FOLD doors from the GENEROUS OPEN PLAN LIVING AREA. Also benefitting from a GARAGE EN-BLOC, this SUPER HOME is within easy reach of local shops, schools and amenities and has GREAT ROAD AND TRANSPORT LINKS!

- Ground Floor Maisonette
- Three Bedrooms
- Large Kitchen/ Family Room
- Direct Access to Private Garden
- Garage En-Bloc
- Lease in Excess of 900 Years
- Low Charges
- Close to Amenities

£425,000 Leasehold

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Accommodation Comprises

Entrance Hall

Open Plan Living Area 18'5" x 19'7" (5.61m x 5.97m)

With Bi-fold doors to private garden

Utility Area

Bedroom One 12'11" x 11'11" (3.94m x 3.63m)

Bedroom Two 11'11" x 9'11" (3.63m x 3.02m)

Bedroom Three 10'1" x 8'5" (3.07m x 2.57m)

Family Bathroom 9'9" x 11'11" (2.97m x 3.63m)

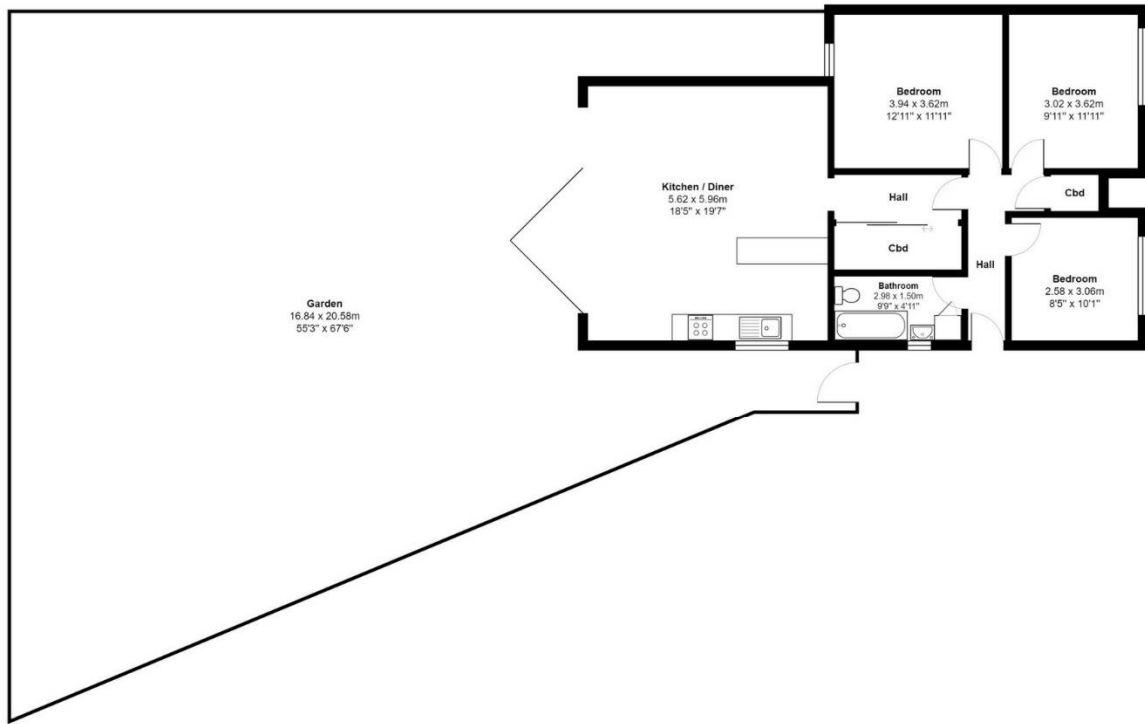
Exterior

Rear Garden

Garage

Garage in a block nearby.





Total Area: 62.4 m² ... 887 ft² (excluding garden)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		74	77
(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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.