



# OLIVER

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*Estate Agency with a personal touch!*

## Hardwicke Place, London Colney, St Albans, Herts, AL21



This TOP FLOOR APARTMENT has recently been repainted throughout. Boasting UNINTERRUPTED VIEWS, this property also benefits from an ATTIC FOR STORAGE. Ideally situated for shops, schools, amenities, riverside walks and with GREAT ROAD and TRANSPORT LINKS. This property is OFFERED CHAIN FREE!

- Top Floor Apartment
- Two Bedrooms
- Large Lounge/Diner
- Recently Repainted
- Residence Parking
- Communal Gardens
- Great Location!
- Chain Free!

**£250,000 Leasehold**

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## Accommodation Comprises

### Secure Entrance Lobby

stairs to all floors

### Entrance Hall

Lounge/Diner 15'6" x 11'0" (4.72m x 3.35m)

Kitchen 8'6" x 8'3" (2.59m x 2.51m)

Bedroom One 12'6" x 11'0" (3.81m x 3.35m)

Bedroom Two 9'7" x 7'0" (2.92m x 2.13m)

Bathroom 6'8" x 6'5" (2.03m x 1.96m)

### Attic

exclusive use of attic

### Leasehold Information

118 years remaining Ground rent £250 pa Service Charge £1380

### Exterior

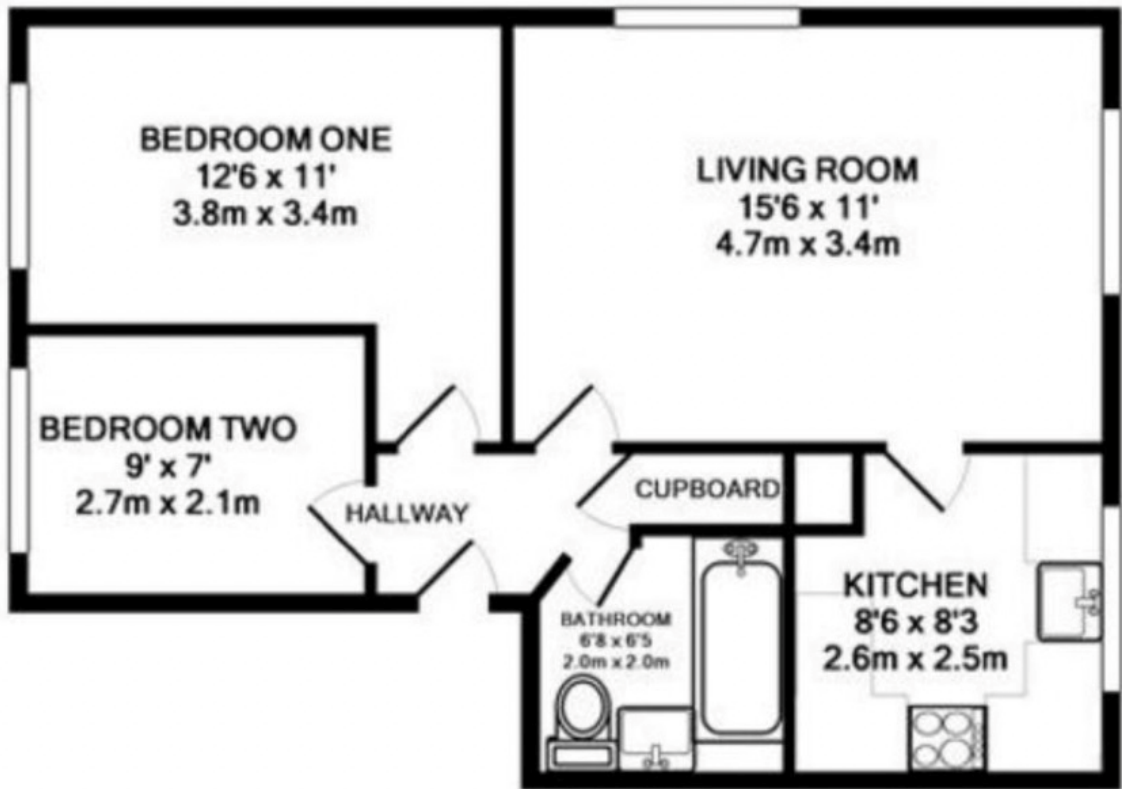
### Communal Gardens

Green space for residents to enjoy, washing line facilities

### Parking

Residents parking - first come first served basis





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	79

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	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

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

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- (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.
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