



OLIVER

& AKERS

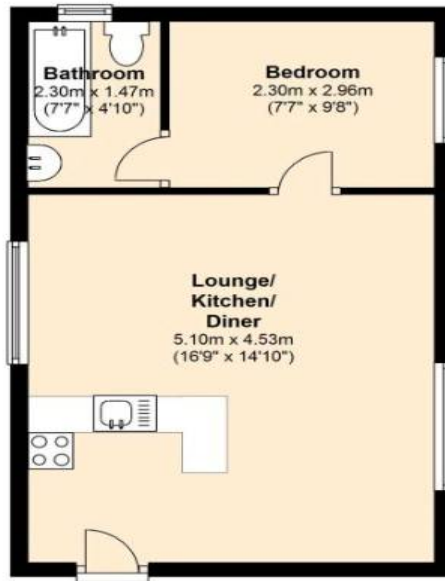
EST.2014

Estate Agency with a personal touch!

Ribbledale, London Colney, St Albans, Herts, AL2

Ground Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



Total area: approx. 33.3 sq. metres (358.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Green Energy Matters.
Plan produced using The Mobile Agent.

AVAILABLE TO INVESTOR BUYERS ONLY, this ONE BEDROOM GROUND FLOOR FLAT with OWN PRIVATE GARDEN is offered for sale with a TENANT IN SITU currently paying £1000pcm. Ideally situated for local shops and with GREAT ROAD AND TRANSPORT LINKS, call Oliver and Akers for more details.

- Investment Purchase
- Tenant in Situ
- Ground Floor Flat
- Close to Shops
- Great Road Links
- Private Garden

£199,950

Ribbledale, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Entrance Lobby

Open Plan Living Area 16'6" x 14'4" (5.03m x 4.37m)

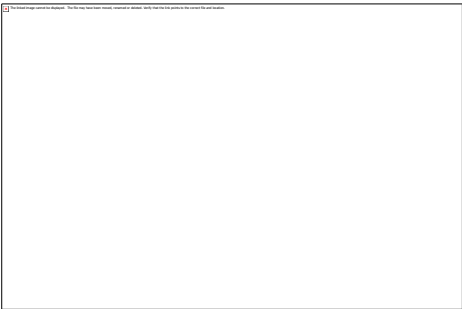
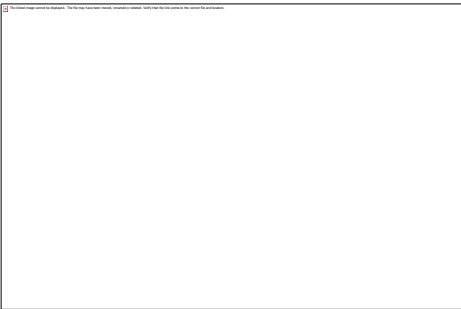
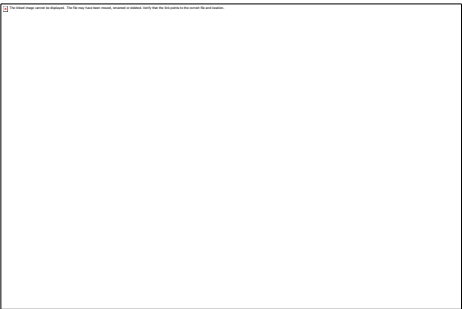
Bedroom 9'4" x 8'10" (2.84m x 2.69m)

Bathroom 7'2" x 4'7" (2.18m x 1.40m)

Private Garden

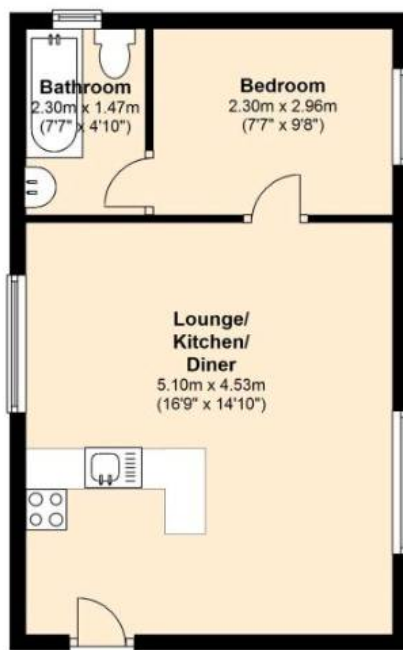
Lease Information

approx 90 years remaining ground rent approx £120 pa no service charges



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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	
69	76
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	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.