



**OLIVER**  
& AKERS EST.2014

*Estate Agency with a personal touch!*

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



Offered **CHAIN FREE** is this **ONE** bedroom **GROUND FLOOR** apartment. Benefitting from a complete refurbishment including **BRAND NEW** kitchen and shower room! Located at the end of this quiet **PRIVATE ROAD** giving very easy access to all local amenities and motorway links.

- Lounge/Diner
- BRAND NEW Kitchen
- NEW Shower Room
- Double Bedroom
- Ground Floor
- Long Lease
- Communal Gardens
- Communal Parking

**£210,000 Leasehold**

# Broadlake Close, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

Communal Entrance

Entrance Hall

Lounge/Diner **18'5" x 10'3" (5.61m x 3.12m)**

Kitchen **8'7" x 6'7" (2.62m x 2.01m) (Max Points)**

Bedroom **15'0" x 8'4" (4.57m x 2.54m)**

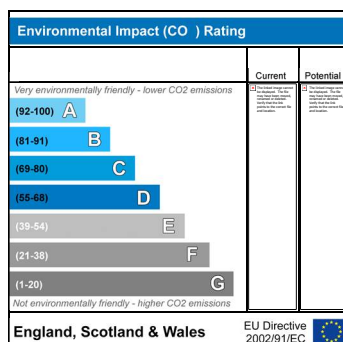
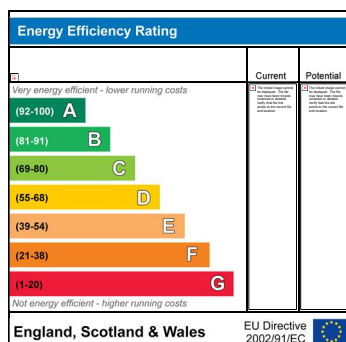
Shower Room

Exterior

Communal Gardens

Communal Parking





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#### 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.