

Oliver & Akers

Hardwicke Place, London Colney, Herts, AL2



A TOP FLOOR, two-bedroom apartment set within this very sought after location within a short stroll of Colney Lakes and easy access of local shops, parks and motorway links. This property has the benefit of a LONG LEASE and is being offered CHAIN FREE!!

- Top Floor
- Long Lease
- Two Bedrooms
- Lounge/Diner
- Communal Gardens
- Bathroom

£255,000 Leasehold

Hardwicke Place, London Colney, Herts, AL2

Accommodation Comprises

Communal Entrance Hall

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)**

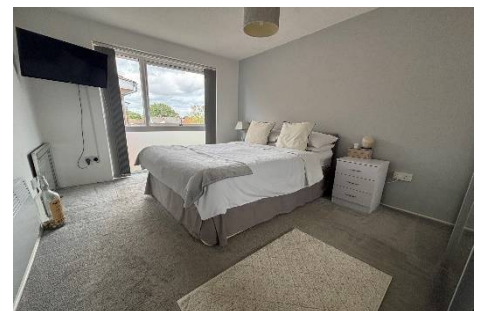
Bedroom One **12'6" x 11'0" (3.81m x 3.35m)**

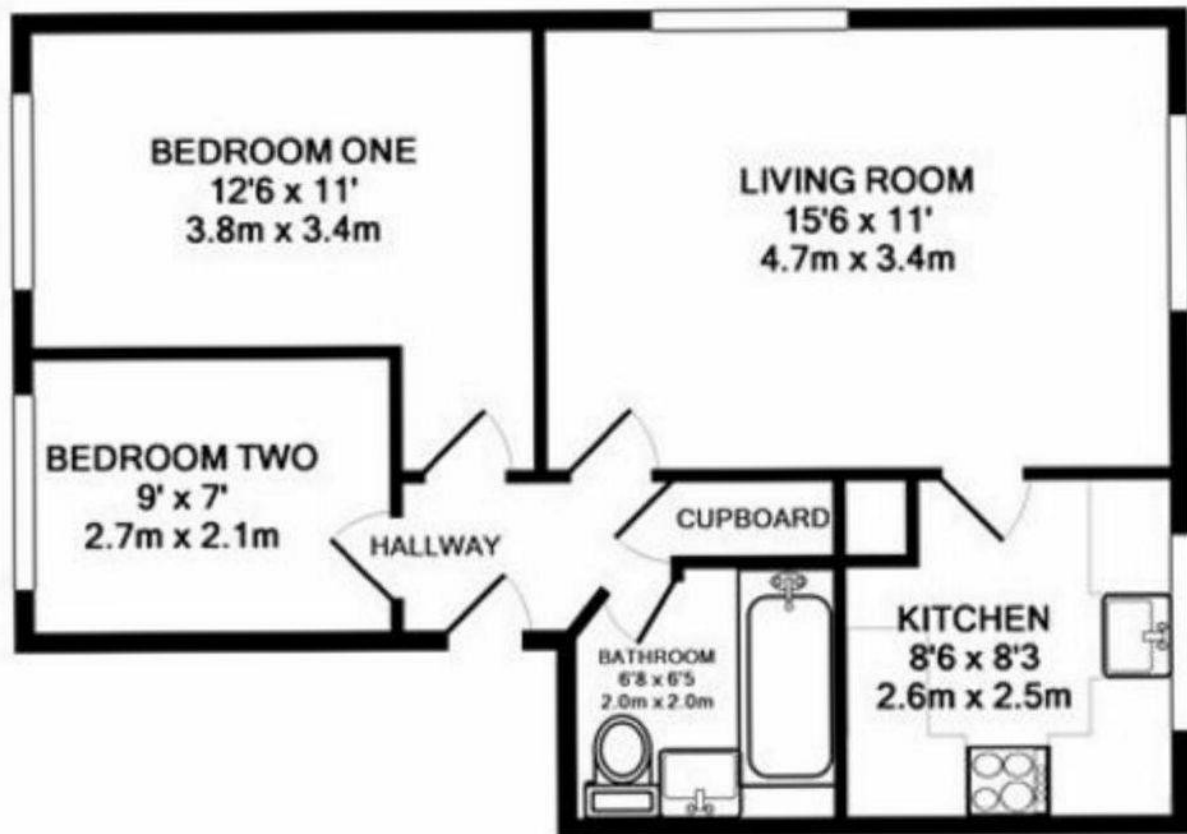
Bedroom Two **9'0" x 7'0" (2.74m x 2.13m)**

Bathroom

Exterior

Communal Gardens & Parking





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	

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		
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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.