



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

Cotlandswick, London Colney, St Albans, Herts, AL2



This TWO DOUBLE BEDROOM first floor flat is WELL PRESENTED THROUGHOUT and offers SPACIOUS ACCOMMODATION. The property is very well situated for local shops, schools and amenities and has excellent road and bus links.

This flat offers exceptionally GOOD RENTAL POTENTIAL and benefits from a NEWLY EXTENDED LEASE!

- **First Floor Flat**
- **Two Double Bedrooms**
- **Large Lounge**
- **Fitted Kitchen**
- **Close to Amenities**
- **Great Rental Potential**
- **New Extended Lease**
- **Road and Transport Links**

£225,000 Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/ Diner 18'10" x 11'9" (5.74m x 3.58m)

Kitchen 11'9" x 5'9" (3.58m x 1.75m)

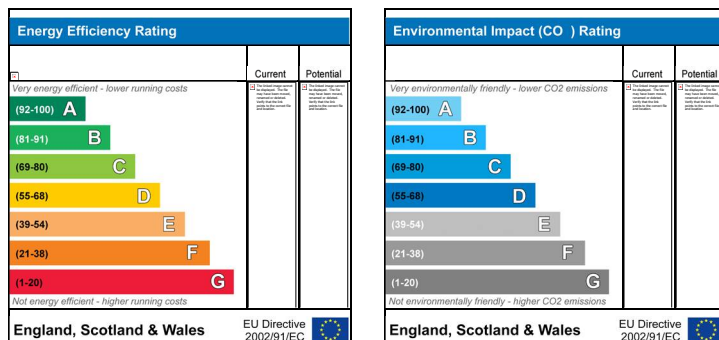
Bedroom One 11'10" x 10'4" (3.61m x 3.15m)

Bedroom Two 10'2" x 9'7" (3.10m x 2.92m)

Bathroom

Exterior





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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.