

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



This RECENTLY MODERNISED ONE BEDROOM PROPERTY benefits from an EXTENDED LEASE and NEW HEATING. Ideally situated in the HEART OF LONDON COLNEY. With local shops and amenities within walking distance and GREAT ROAD and TRANSPORT LINKS this is a GREAT FIRST TIME PURCHASE!

- One Bedroom Flat
- Recently Modernised
- New Heating System
- Extended Lease
- Residents Parking
- Close to Amenities
- Road Transport Links
- Great First Time Buyers

**£185,000 Leasehold**

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

Accommodation Comprises

Entrance Lobby

Open Plan Lounge/ Kitchen/ Diner 18'4 x 10'9

Bedroom 10'9 x 8'7

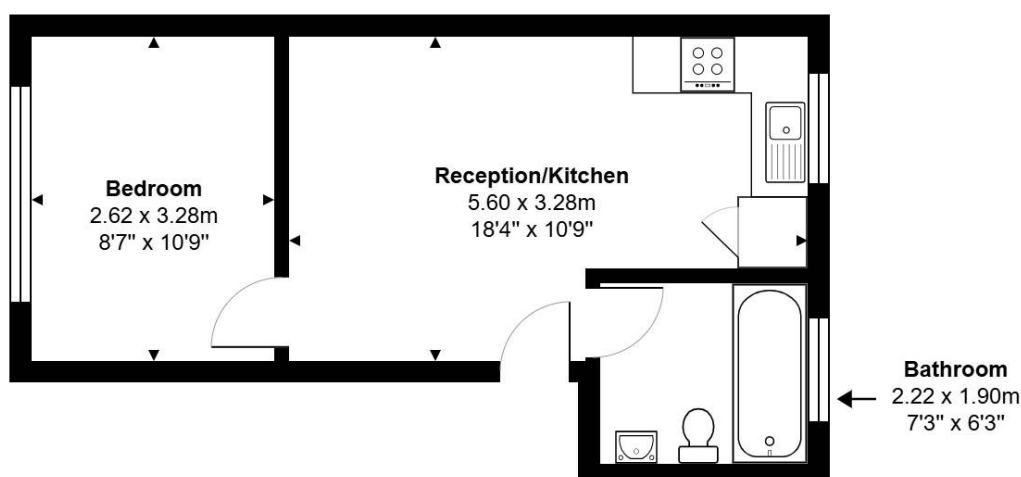
Bathroom 7'3 x 6'3

Exterior

Lease Information : 101 years remaining

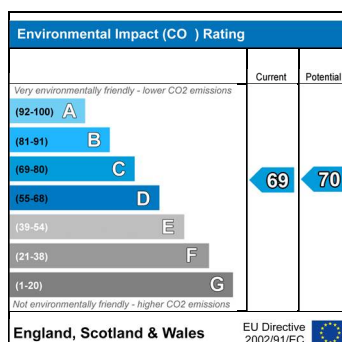
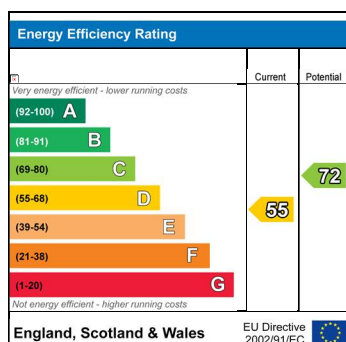
Parking Residents Car Park





Total Area: 30.0 m<sup>2</sup> ... 323 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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.