

Oliver & Akers

Ribbledale, London Colney, St Albans, Herts, AL2



This TWO BEDROOM, GROUND FLOOR FLAT is situated in a popular location within easy reach of the Colney Fields Retail Park and with excellent road links. EXCELLENT ROAD AND TRANSPORT LINKS. Benefitting from RESIDENTS PARKING and a LONG LEASE, this property is offered CHAIN FREE!

- Ground Floor Flat
- Two Bedrooms
- Residents Parking
- Long Lease
- Close to Shops
- Great Transport Links
- Chain Free!

£239,950 Leasehold

Ribbledale, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Ceiling light point, Wood effect flooring, Security entry phone, Doors to..

Lounge/Diner **15'11" x 11'4" (4.85m x 3.45m)**

Ceiling light point, Large picture window to front, Radiator, TV Point, Part glazed door to kitchen.

Kitchen **8'6" x 6'4" (2.59m x 1.93m)**

Window to front, Ceiling light point, Range of fitted base and wall units, washing machine, dishwasher, fridge/freezer, Gas oven, Tiled flooring.

Bathroom

Tiled walls, Low level WC, Pedestal wash hand basin, Panel enclosed bath with shower above, Heated towel rail, Tiled flooring.

Bedroom One **12'8" x 9'2" (3.86m x 2.79m)**

Large picture window to side, Ceiling light point, Radiator, Fitted carpet

Bedroom Two **9'2" x 6'0" (2.79m x 1.83m)**

Window to side, Ceiling light point, Radiator, Fitted carpet

Exterior

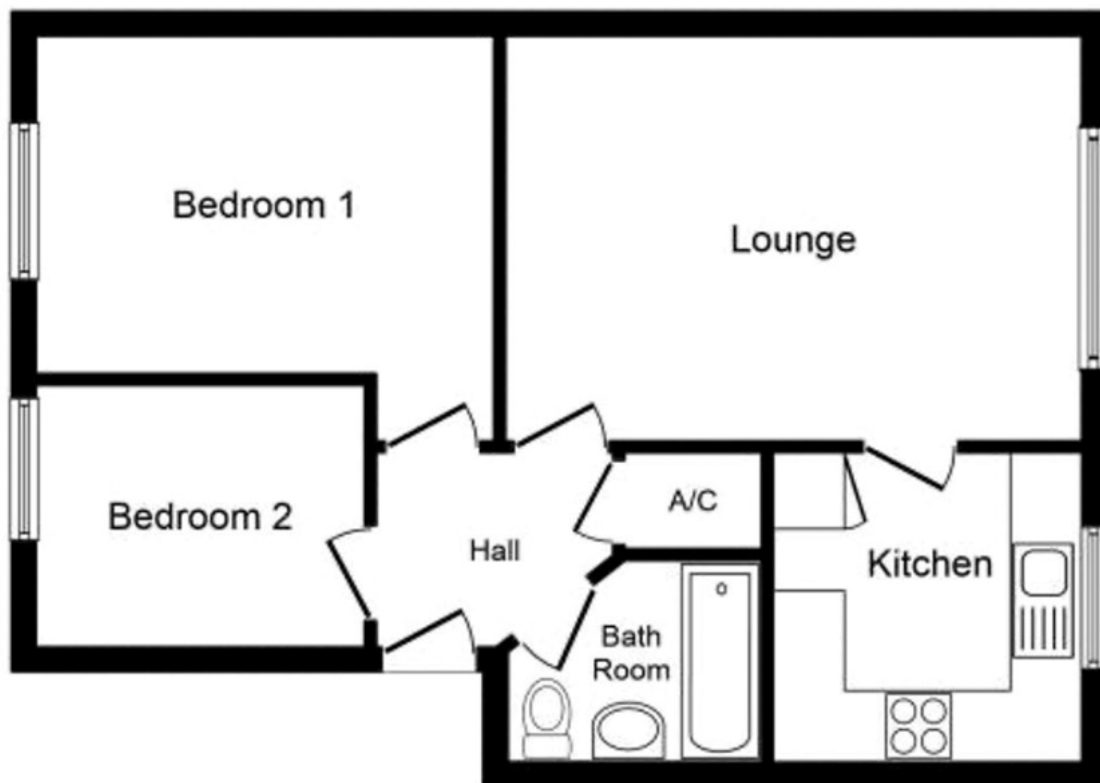
Residents Permit Parking

Lease Information

ground rent £120 pa service charge 972 pa remaining lease 138 years

Notes :

The property is currently rented, with the tenants due to vacate.



Floor Plan

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		
	74	77
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		
	76	80
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.