



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

High Street, Markyate, St Albans, Herts, AL3



Set in the village of MARKYATE is this ONE BEDROOM, GROUND FLOOR apartment. This property is a PERFECT FIRST TIME BUY...With own designated parking and easy walking distance to all amenities. Offered CHAIN FREE and with a VERY LONG LEASE!!

- Ground Floor
- One Bedroom
- Lounge/Diner
- Kitchen
- Bathroom
- Village Location
- Offered CHAIN FREE
- Own Parking

£185,000 Leasehold

High Street, Markyate, St Albans, Herts, AL3

Accommodation Comprises

Communal Entrance Hall

Entrance Door

Entrance Hall

Lounge / Diner **17'8" x 10'9" (5.38m x 3.28m)**

Kitchen **8'10" x 5'8" (2.69m x 1.73m)**

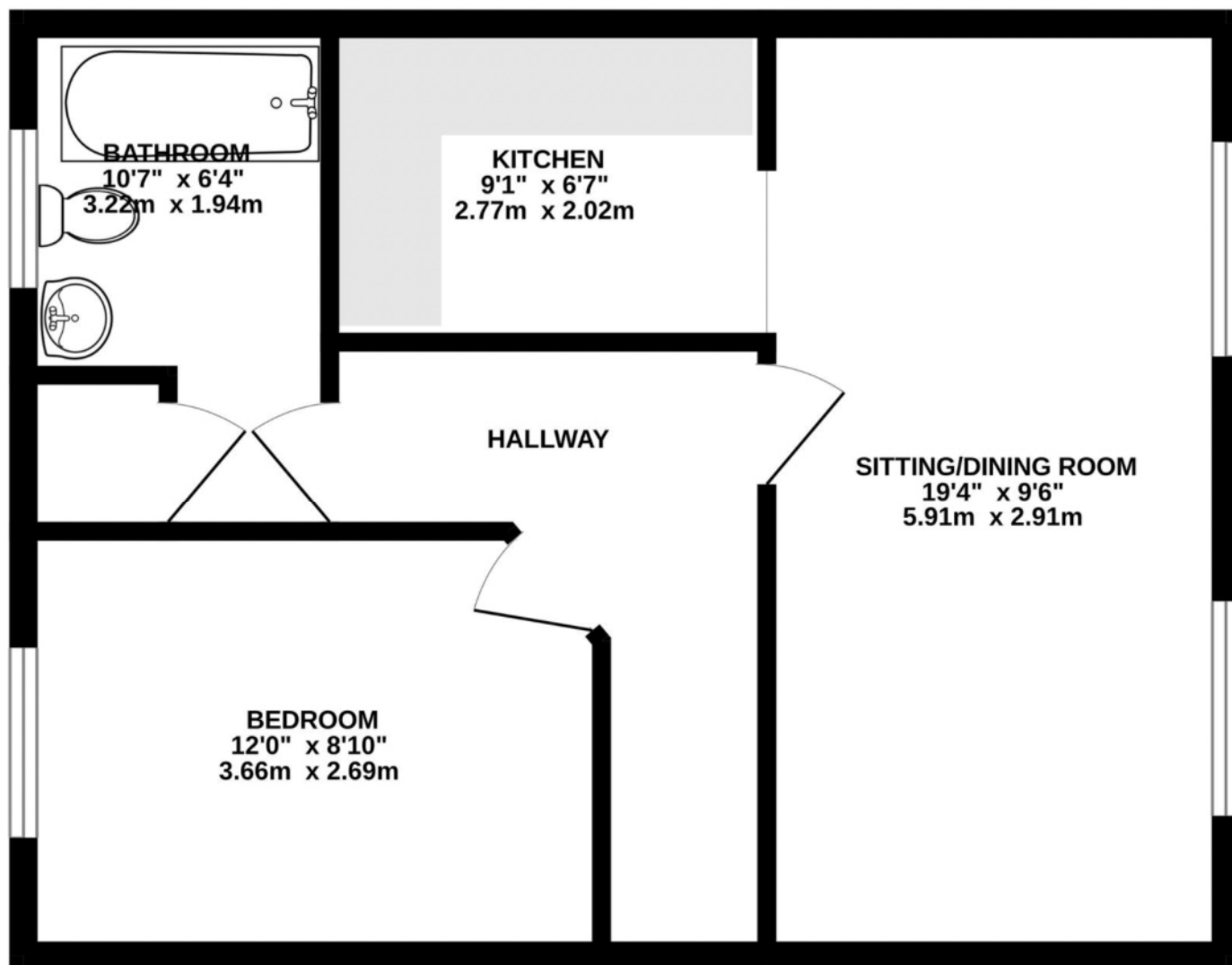
Bedroom **12'0" x 10'6" (3.66m x 3.20m)**

Bathroom

Exterior

Allocated Parking

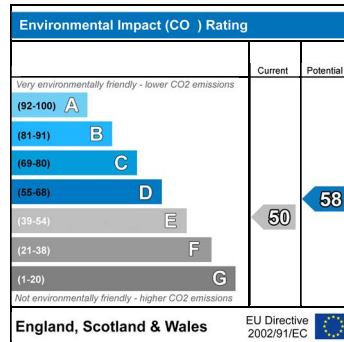
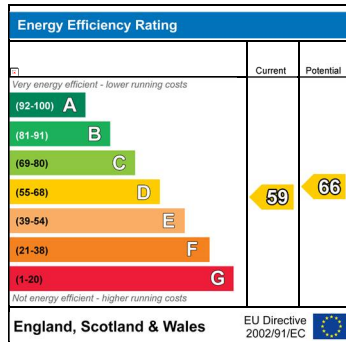
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (44.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.