

Five Acres, London Colney, St Albans, Herts, AL2



INVESTMENT OPPORTUNITY!! A 'Unique' opportunity to purchase a block of **FOUR** purpose built **FREEHOLD** apartments under **ONE ROOF**. Comprising of : a two bed flat with private garden, one bed flat with private garden, a further one bed and further two bed with shared garden. Located in London Colney giving very easy access to local motorway links and all local amenities. Generating an **ANNUAL YIELD OF 6%**.

- **Great Investment Opportunity!**
- **Four Flats**
- **Three Gardens**
- **Parking for SIX cars**
- **Sitting Tenants**
- **Freehold Property**
- **Great Location**
- **Call for Details!**

£995,000 Freehold

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Accommodation Comprises

Communal Entrance Hall

Stairs to first floor. Private front doors to each flat.

Ground Floor Flat

Two bedrooms with own private garden measuring 54sq metres

Ground Floor Flat

One bedroom with own private garden measuring 41sq metres

First Floor Flat

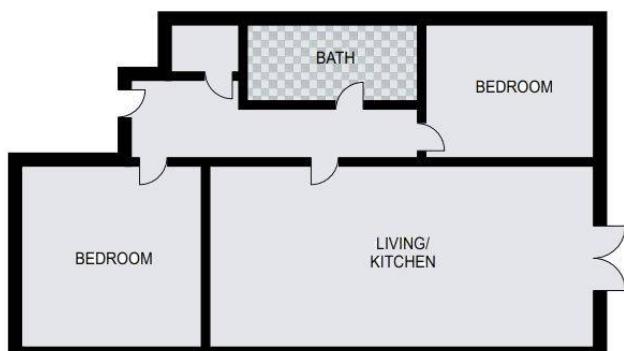
One Bedroom with shared garden (shared with other first floor flat) measuring 41sq metres

First Floor Flat

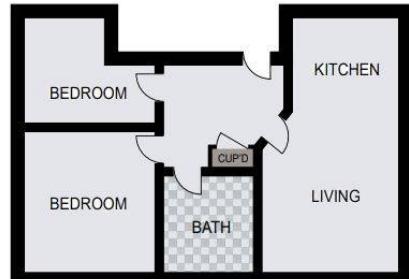
Two Bedrooms with access to shared garden (shared with other first floor flat) measuring 38 sq metres

Tenancy Information

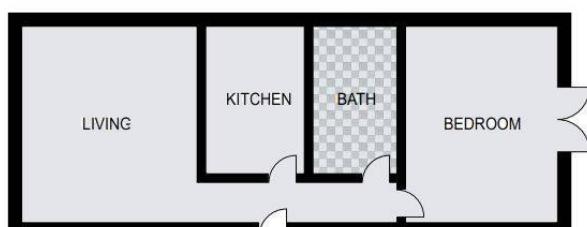
All four flats are occupied by tenants who have recently renewed their contracts.



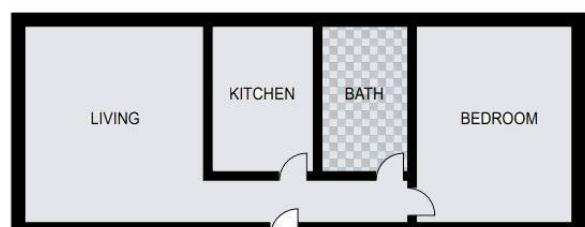
FLOORPLAN B



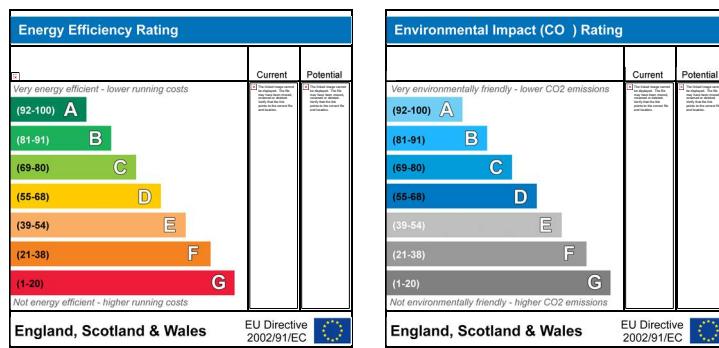
FLOORPLAN D



FLOORPLAN A



FLOORPLAN C



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.