



69 Wyedale, London Colney, AL2 1TH

Guide price £262,500 Leasehold



## 69 Wyedale

London Colney, AL2 1TH

An attractively presented two bedroom top floor apartment forming part of a well-maintained purpose built development in the popular village of London Colney. The property benefits from a long lease of 143 years and no onward chain.

The accommodation is accessed via a pleasant communal entrance with stairs to all floors. A front door opens into a welcoming hallway with a useful storage cupboard, doors to rooms and access and ladder to a useful loft space with a light. The bright south facing living room enjoys a box bay window and access to a modern kitchen with a range of white wall and base units with recesses for appliances and modern Bosch Worcester gas combination boiler.

There's a generous master bedroom with a box bay window, a useful second second bedroom and a stylish modern bathroom incorporating a bath with shower above and screen, basin with storage below and W.C. Externally there are well kept communal gardens.

Wyedale is located in a convenient area close to the Colney Fields shopping park including Sainsbury's and Marks & Spencer amongst others and The Colney Fox, a friendly local gastro pub. Close by are excellent transport links including the M25, M1 & A1(M) and excellent bus routes to St Albans City station and the University of Hertfordshire. There are also very good local schools close by.

Under the "AI Disclosure Act of 2023", the internal photographs have been furnished and generated using artificial intelligence technology and are meant for illustration purposes only.





**Hallway**

**Living Room**

18 x 11 (5.49m x 3.35m)

**Kitchen**

8'9 x 7'2 (2.67m x 2.18m)

**Bedroom**

16'2 x 11'2 (4.93m x 3.40m)

**Bedroom**

9'10 x 6'9 (3.00m x 2.06m)

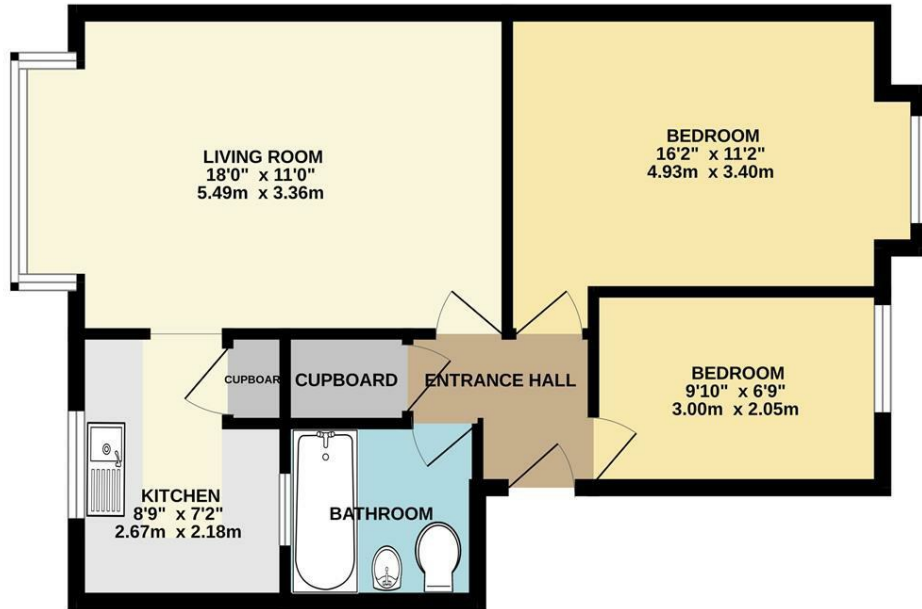
**Bathroom**

**LEASEHOLD - 143 YEARS REMAINING**



## Floor Plan

**SECOND FLOOR**  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

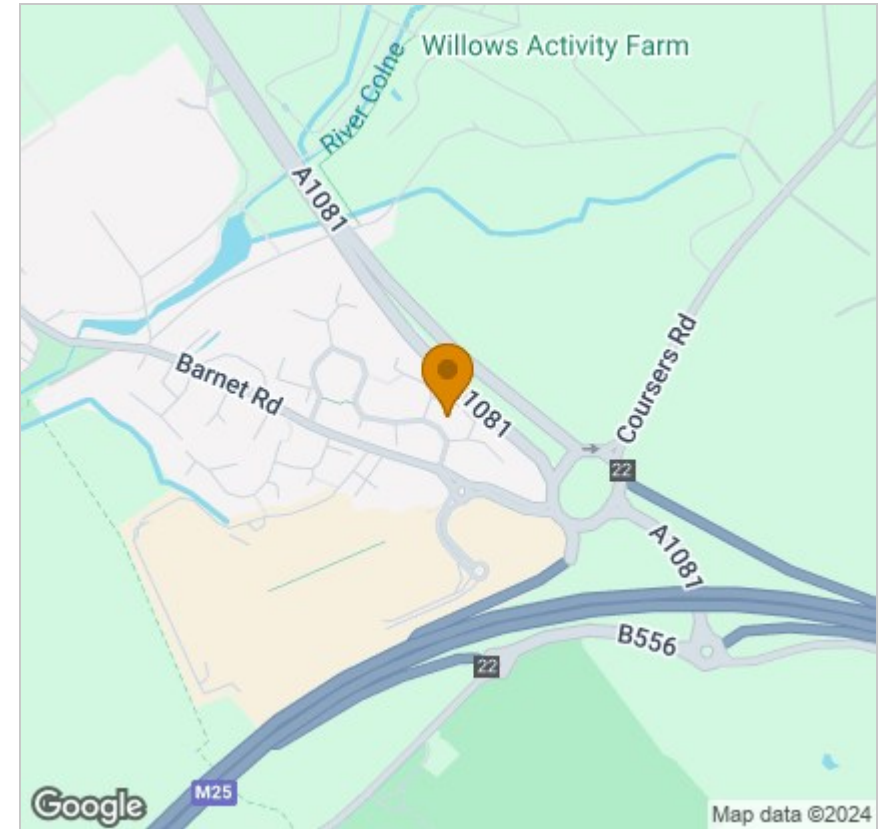
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

