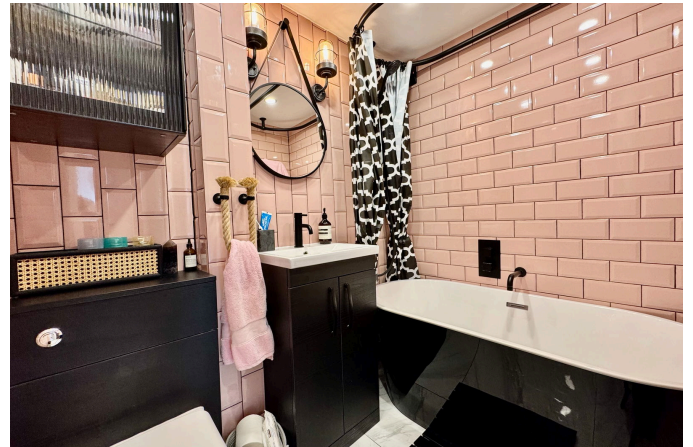


## Watersplash Court, 27, Watersplash Court, London Colney

Fixed Price £240,000

2 1 1



Ref: MS0129

### Stylish First Floor Apartment in Prime London Colney Location

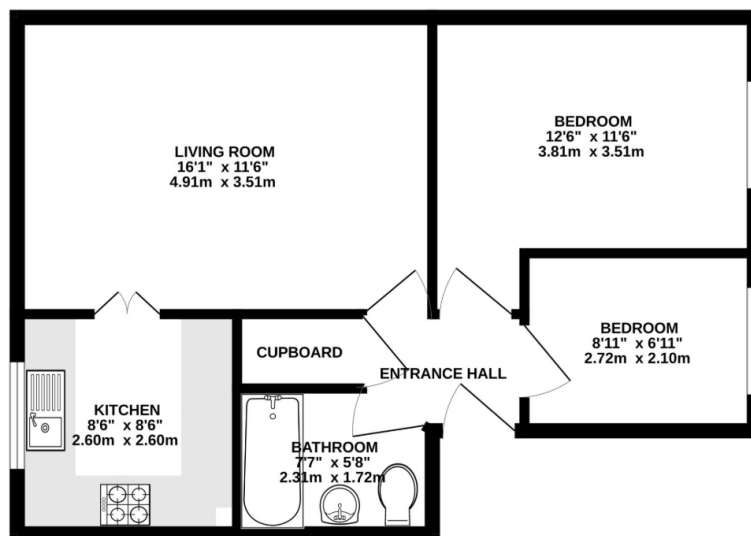
Discover this beautifully maintained first floor apartment in an intimate purpose-built development, nestled in the desirable area of London Colney. The property enjoys excellent transport connections with seamless access to the M25, A414, and is just moments from the convenience of Colney Fields Shopping Park.

This appealing home comes with exceptional lease terms including approximately 954 years remaining, a manageable service charge of just £129 per month, and no ground rent. Adding to its appeal is a private garage within the block, providing secure off-street parking.

Perfect for first-time buyers, professionals, or investors seeking a property with solid fundamentals in a well-connected location.

- 2 Bedrooms
- Fitted Kitchen
- Storage
- First Floor
- Close to M25 J22 & A414
- Dual Aspect Living Room
- Modern NEW Fitted Bathroom
- Garage in Block
- Premier Development
- Colney Fields Shopping Park

FIRST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 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 for 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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