



Connells

Broadlake Close
London Colney St. Albans



Property Description

A well-presented one bedroom first floor flat, set in a quiet Cul-de-sac in the village of London Colney and close to local shops and amenities. The property benefits from parking, a communal garden, double bedroom, modern bathroom, a bright and airy open plan lounge diner and a separate modern kitchen.

The property has a communal entrance, with stairs to the first floor leading to own front door. There is a long entrance hallway, with 2 x large cupboards, and a door off to the double bedroom which is 15ft in length. The spacious lounge diner measures over 18ft, with a large window which allows for plenty of natural light. There is a modern fitted kitchen with wall and base mounted units, work surface area, hob, conventional oven, extractor fan, and 1 ½ sink with drainer. The contemporary bathroom has a panelled bath with a separate shower over, wash hand basin with vanity unit, low flush WC and wall mounted electric towel rail.

The local nature reserve and River Colne are a 5-minute walk and Colney Fields shopping park is only 0.7 miles away. Both the M25 and A1 are close by, providing good transport links. The property has the benefit of being chain free as well as a very long lease.



Entrance Hall

3' 2" x 16' 4" (0.97m x 4.98m)

Lounge

19' 2" x 10' 4" (5.84m x 3.15m)

Kitchen

9' 4" x 6' 9" (2.84m x 2.06m)

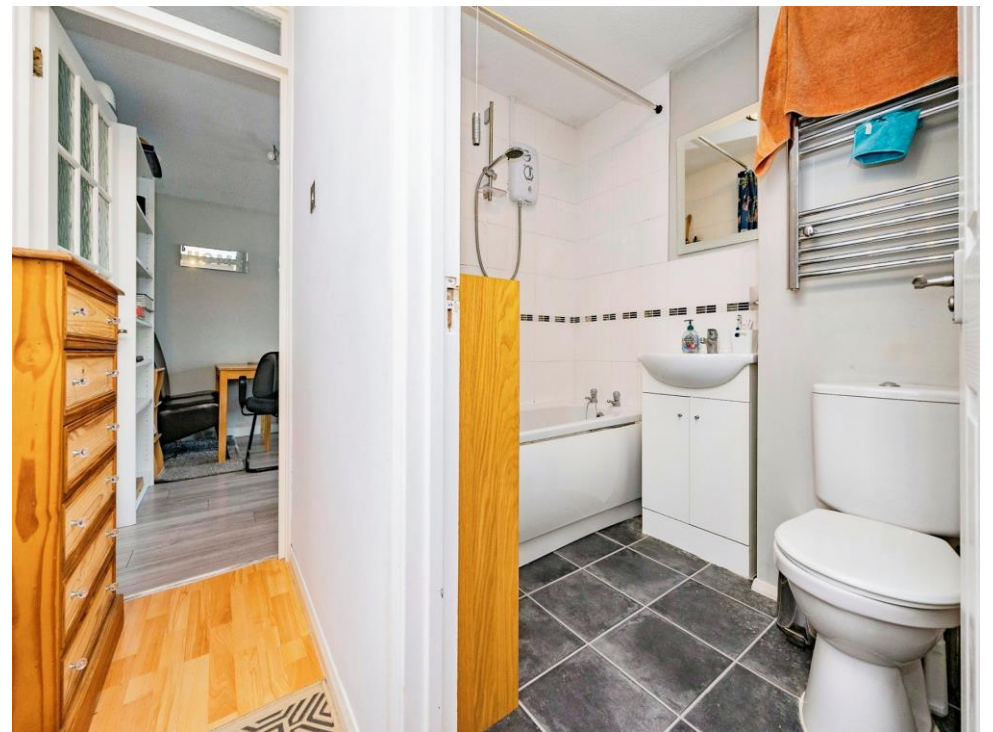
Bedroom One

15' 3" x 8' 4" (4.65m x 2.54m)

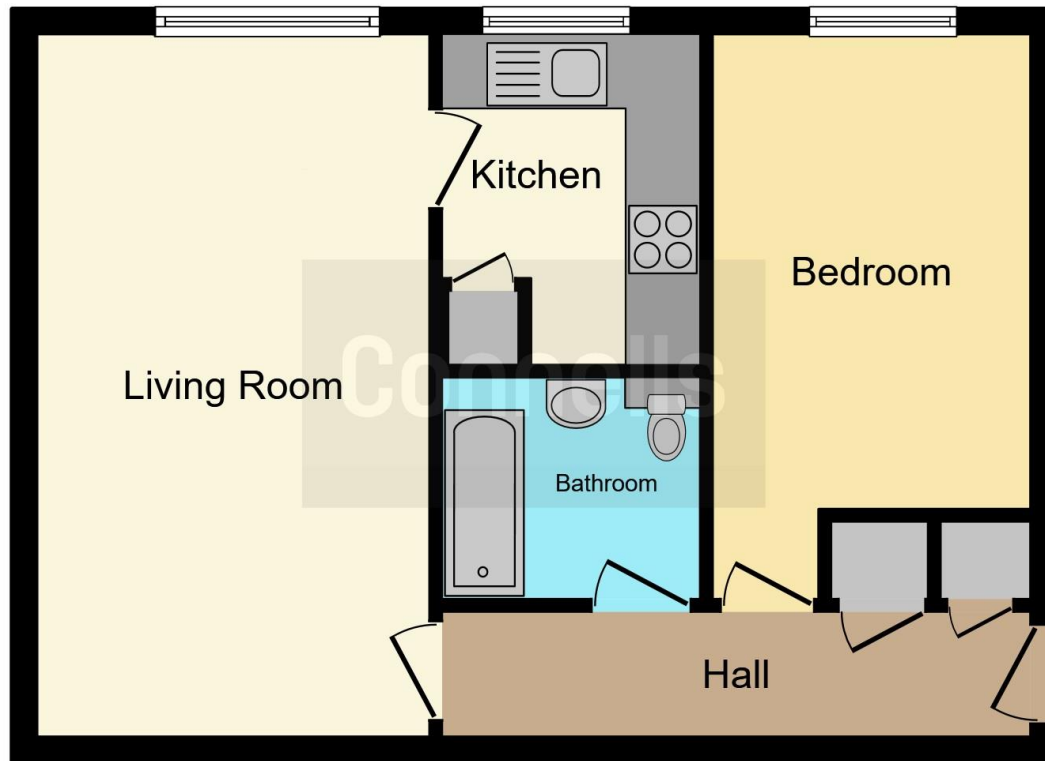
Bathroom

5' 10" x 6' 9" (1.78m x 2.06m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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38 Chequer Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/STA316159

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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