

for sale

£235,000 Leasehold



Thamesdale London Colney ST. ALBANS AL2 1TA

- Energy Rating: C
- TWO BEDROOM
- GROUND FLOOR
- LEASE UNEXPIRED 114 YEARS
- MODERN FITTED KITCHEN



Property Details

Entrance Hall

Laminate flooring, large storage cupboard.

Kitchen 8' 7" x 8' 4" (2.62m x 2.54m)

Laminated flooring. Double glazed window to rear.

Recently refurbished kitchen. Laminate worktops. Stainless steel sink drainer. Gas hob, electric fan assisted oven. Washing machine space. Space for fridge freezer. Ample wall and base cupboards.

Part tiles. GCH Combi boiler. Gas and & Electric meters

Door to lounge/diner.

Lounge / Dining Room 15' 11" x 11' 5" (4.85m x 3.48m)

Laminate flooring. Double glazed windows to rear. Radiator. Door leading to kitchen. TV & Telephone point.

Bedroom One 12' 6" x 9' 4" (3.81m x 2.84m)

Carpet floor. Double glazed window to front. Part obscured glass. Radiator. Vendor is prepared to leave behind wardrobes.

Bedroom Two 9' 1" x 6' 9" (2.77m x 2.06m)

Carpet flooring. Double glazed window to front. Part obscured glass. Radiator.

Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

Low level WC. Wash hand basin. Extractor fan. Vinyl flooring with wall tiles/part mosaic. Electric power shower. H&C tap. Small internal window.



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.localagent.com



To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

Tenure: Leasehold

EPC Rating: C

Property Ref: STA316203 - 0007

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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