



Connells

Kennedy Close
London Colney St. Albans



Property Description

This beautifully presented two bedroom ground floor maisonette comprises of an entrance hall leading into an open plan kitchen / lounge, you then go through to an inner hallway which has the two bedrooms, one with fitted wardrobes and the bathroom off of it, there is also a handy utility cupboard housing the washing machine. Externally there is a front garden and allocated parking.

Kennedy Close is in the heart of London Colney which has a variety of local amenities including the Colney Fields Shopping Park, several pubs, library, doctors and dentist. It is conveniently located close by to major motorway networks including the M1, M25 and A1. St Albans City Centre is a short distance away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras. IDEAL FOR FIRST TIME BUYERS.

Entrance Hall

Laminate flooring.

Kitchen / Lounge

16' 2" max x 16' 2" max (4.93m max x 4.93m max)

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, electric oven and hob, tiled splash back, radiator and laminate flooring.

Hallway

Boiler, cupboard housing washing machine, laminate flooring.

Bedroom One

10' 1" max x 9' 9" max (3.07m max x 2.97m max)

Window to the front, built in wardrobe, carpet and radiator.

Bedroom Two

5' 8" x 9' 9" (1.73m x 2.97m)
Window to the front, carpet and radiator.

Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower, heated towel rail.

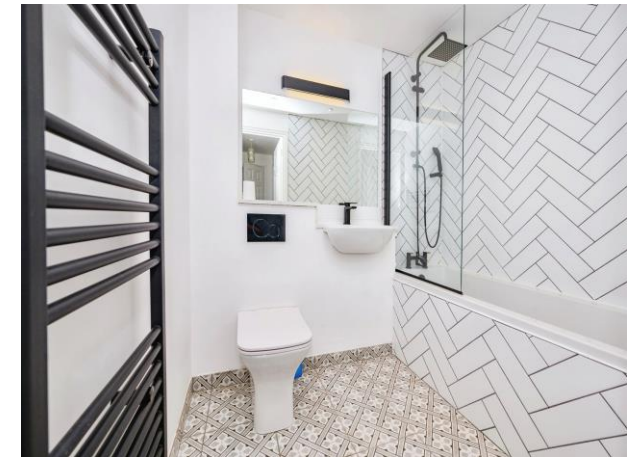
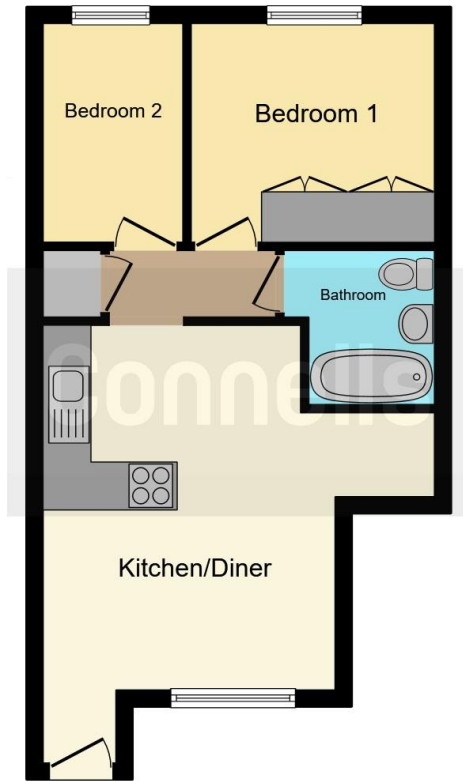
Front Garden

Laid to lawn with garden path to front door.

Parking

Allocated parking space.





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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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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Property Ref: MWK305474 - 0003