

# Watersplash Court

London Colney, AL2 1TN



# Watersplash Court

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£260,000

- No Upper Chain
- Sale Subject to Grant of Probate
  - Two Bedrooms
  - Top Floor Flat
- Lounge/Dining Room
  - Bathroom
- Allocated Parking Space
- Ideal First Time Buy or Investment
  - EPC Rating - D
  - Council Tax Band - C





# Watersplash Court

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JW & Co. Langleys are proud to offer this spacious two bedroom top floor flat situated in the highly sought after block of Watersplash Court. Available with no Upper Chain. This property benefits from open views, spacious lounge/dining room, bathroom suite, loft space and allocated parking for one car. Additional benefits include a modernised camera operated intercom system for secure access, share of freehold, and being situated within a stones throw from Colney Shopping Fields. The property also boasts Share of Freehold.

\*Sale Subject to Grant of Probate\*

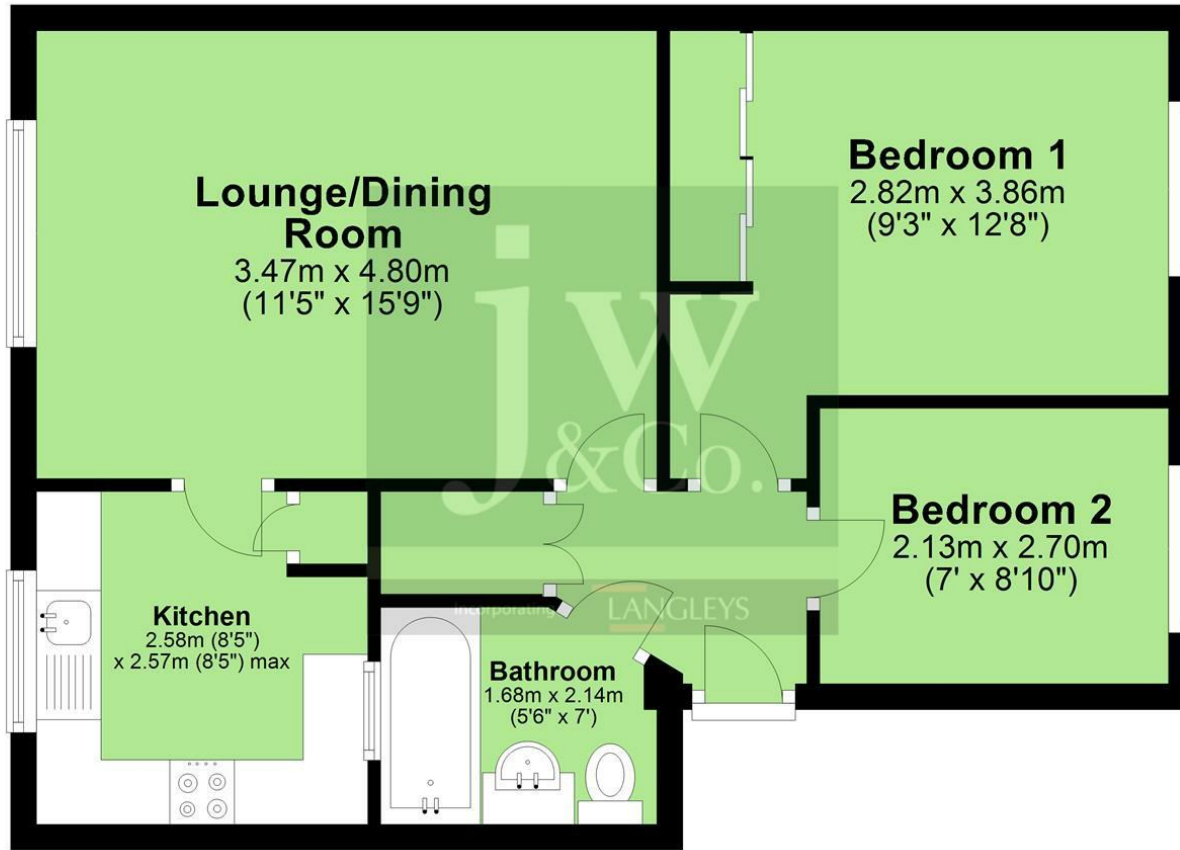


# Top Floor

Approx. 49.6 sq. metres (533.4 sq. feet)

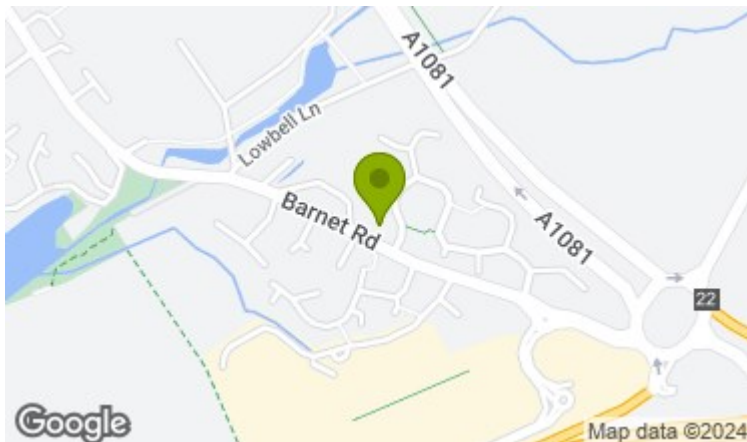


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- Entrance Hallway
- Lounge/Dining Room  
 11'4" x 15'8" (3.47 x 4.80)
- Kitchen  
 8'4" x 8'5" (2.56 x 2.58)
- Bathroom  
 5'6" x 7'0" (1.68 x 2.14)
- Bedroom One  
 9'3" x 12'7" (2.82 x 3.86)
- Bedroom Two  
 6'11" x 8'10" (2.13 x 2.70)
- Share of Freehold  
 Leasehold - Approx. 956 years remaining
- Service Charge  
 Approx. £1428 per annum
- Ground Rent  
 n/a

Total area: approx. 49.6 sq. metres (533.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		68	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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