

High Street

London Colney, AL2 1RP



JW & Co.
FOR SALE
020 8850 1234
www.jwco.co.uk

jw
& Co.
Incorporating LANGLEYS

High Street

London Colney, AL2 IRP

Offers In Excess Of £330,000

- Recently Converted
 - No Upper Chain
 - Ground Floor
 - Two Bedrooms
- Newly Fitted Kitchen With Integrated Appliances
 - Modern Bathroom Suite
 - Living Room
 - Private Rear Garden
 - Two Parking Spaces
 - Basement





High Street

London Colney, AL2 IRP

Updated to a very high standard throughout comes this fantastic two bedroom ground floor maisonette, previously converted from part residential/commercial premises. The property has been re-configured and modernised throughout creating an ideal ground floor dwelling, complete with a large basement space. The property comprises; entrance hallway, two bedrooms, living room, kitchen/dining room and updated bathroom suite. The property also benefits from a private rear garden with access via the living room, and two additional parking spaces to the rear.

The property holds no upper chain, meaning first time buyers, and investors alike can move as soon as time allows them.

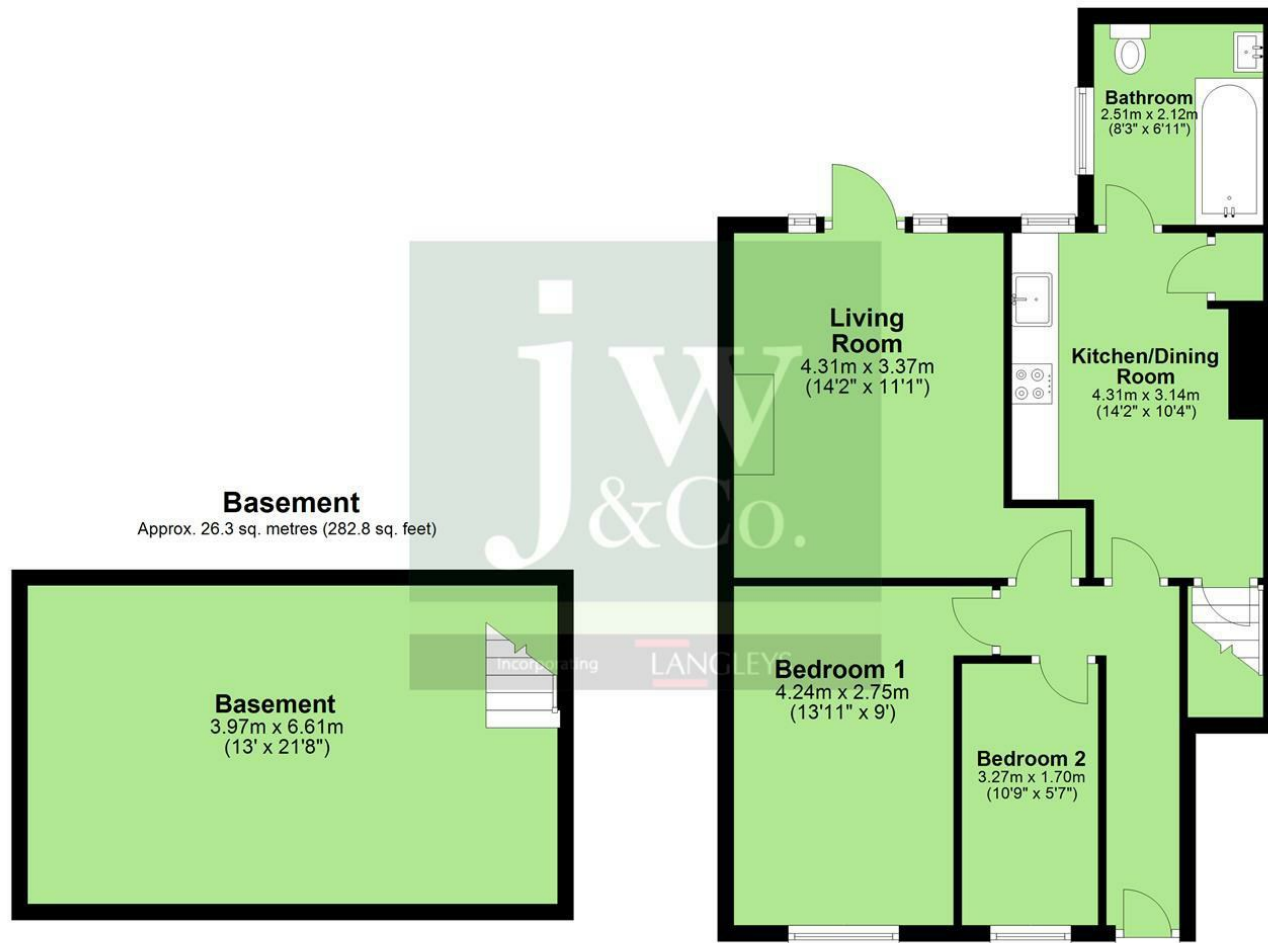
Additional charges for property TBC



Ground Floor
Approx. 60.0 sq. metres (645.4 sq. feet)



JW&Co St Albans
3 London Road, St Albans, Hertfordshire, AL1 1LA
01727 844444
stalbans@jwandco.co.uk



- Entrance Hallway
- Bedroom One
13'10" x 9'0" (4.24 x 2.75)
- Bedroom Two
10'8" x 5'6" (3.27 x 1.70)
- Living Room
14'1" x 11'0" (4.31 x 3.37)
- Kitchen/Dining Room
14'1" x 10'3" (4.31 x 3.14)
- Bathroom
8'2" x 6'11" (2.51 x 2.12)
- Basement
13'0" x 21'8" (3.97 x 6.61)
- EPC Rating
D
- Council Tax Band
C

Total area: approx. 86.2 sq. metres (928.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.