

Cotlandswick

London Colney, AL2 1EH



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£170,000

- No Upper Chain
- Modernisation Required
 - First Floor
 - One Double Bedroom
- Ideal Investment Opportunity
 - Communal Gardens
 - External Storage Unit
 - Low Maintenance Charges





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Offered with no upper chain and in need of refurbishment comes this generously sized first floor purpose built flat located within a short distance of London Colney High Street. The property can be seen as an ideal investment opportunity and one that the successful applicants can really put their own stamp on. Internally the property comprises; entrance hallway, one double bedroom, bathroom, living room and kitchen. The property benefits from an additional external storage shed and communal gardens.

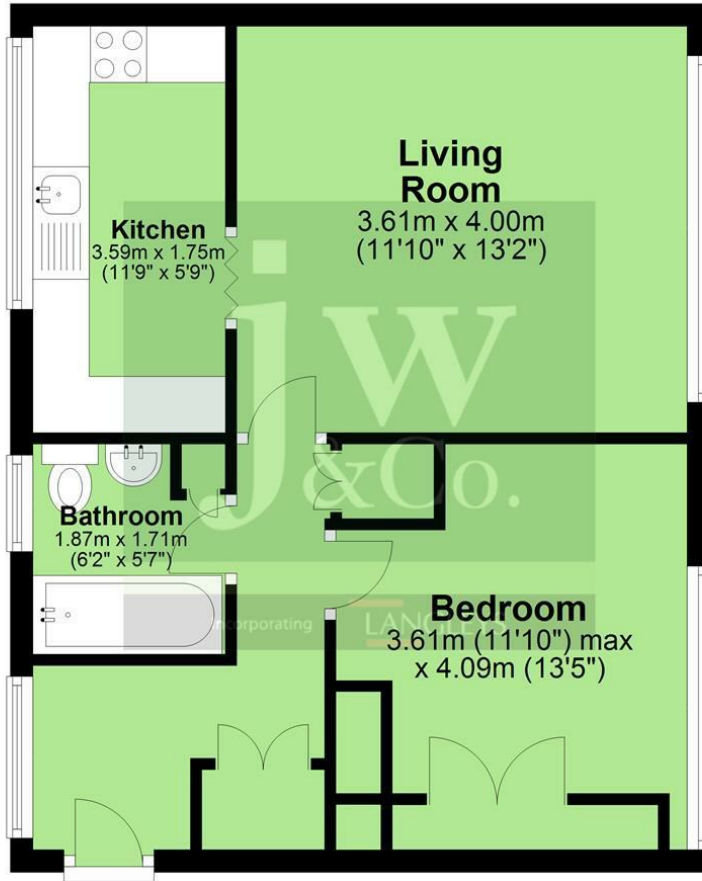


First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



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Entrance Hallway

Bedroom
 11'9" x 13'5" (3.60 x 4.09)

Bathroom
 6'1" x 5'7" (1.87 x 1.71)

Living Room
 11'10" x 13'1" (3.61 x 4.00)

Kitchen
 11'9" x 5'8" (3.59 x 1.75)

Leasehold
 Approx. 82 years remaining

Service Charge
 Approx. £191.98 per month (Until September 2024)
 Usually £804.85 per annum

Ground Rent
 £10 per annum

Annual Insurance
 £243.24

EPC Rating
 F

Council Tax
 Band B

Total area: approx. 44.4 sq. metres (477.9 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		35	69
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	

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