

# High Street

London Colney, AL2 1QF



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Offers In Excess Of £265,000

- Chain Free
- Three Bedrooms
- Duplex Apartment
- Large Living Space
- Central Location
- Modern Bathroom Suite
- Kitchen With Appliances
- Long Lease Remaining
  - EPC - E
- Council Tax Band C





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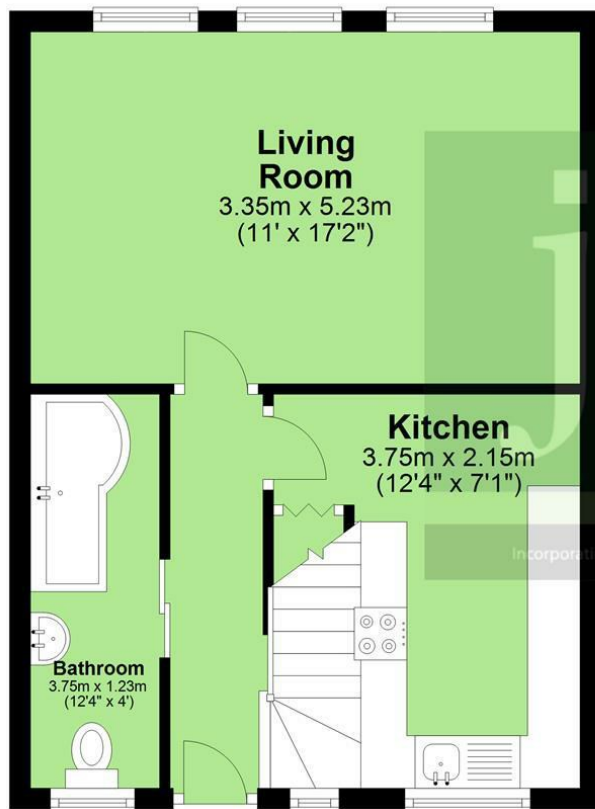
Available with no upper chain comes this unique find of this well presented three bedroom duplex apartment situated on the High Street and close to local amenities and public transport. The property benefits from a large living space with high ceilings, fully fitted kitchen, modern shower room, large principal bedroom with dual aspect windows and two further bedrooms. The property benefits from a long lease and relatively low service charges.





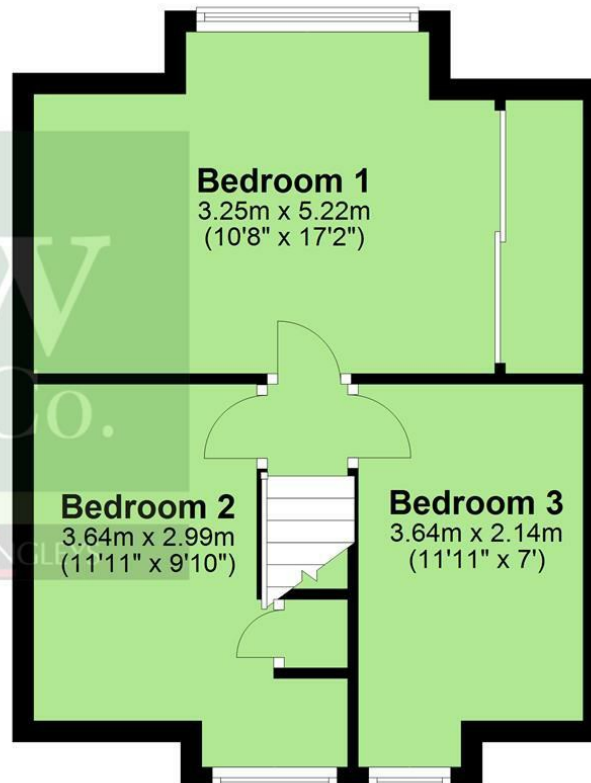
## First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



## Second Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



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- Entrance Hallway
- Kitchen  
12'3" x 7'0" (3.75 x 2.15)
- Bathroom  
12'3" x 4'0" (3.75 x 1.23)
- Living Room  
10'11" x 17'1" (3.35 x 5.23)
- Stairs to First Floor
- Bedroom One  
10'7" x 17'1" (3.25 x 5.22)
- Bedroom Two  
11'11" x 9'9" (3.64 x 2.99)
- Bedroom Three  
11'11" x 7'0" (3.64 x 2.14)

**Leasehold**  
 Approx. 155 years remaining

**Buildings Insurance**  
 Approx. £600 per annum

**Ground Rent**  
 Peppercorn per annum

Total area: approx. 71.2 sq. metres (766.1 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			
		45	69
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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