

Hardwicke Place

London Colney, AL2 1PX



Hardwicke Place

London Colney, AL2 1PX

£250,000

- Top Floor
- No Upper Chain
- Two Bedrooms
- Long Lease Remaining
 - Lounge/Diner
 - Fitted Kitchen
- Modern Bathroom
- Close To Amenities
- Off Road Parking
- Council Tax Band C





Hardwicke Place

London Colney, AL2 1PX

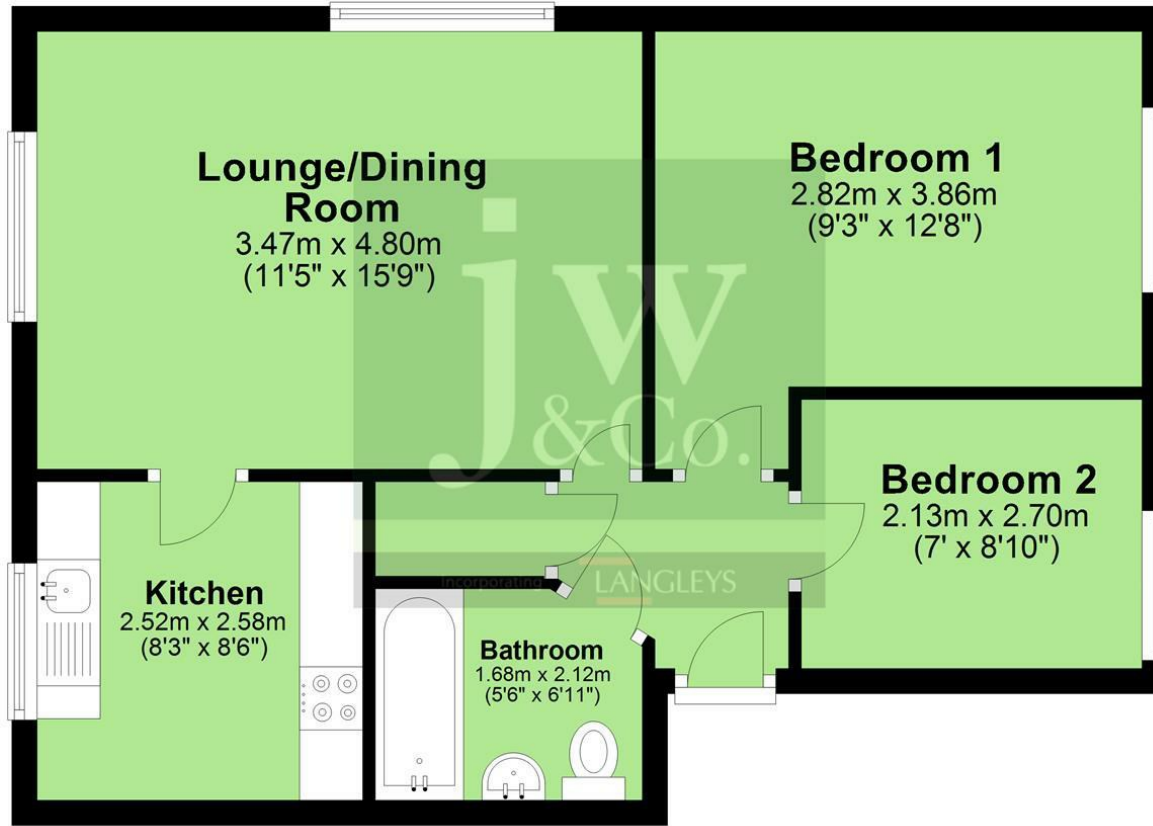
A well presented, chain free top floor flat situated in the popular development of Hardwicke Place and within easy reach of local amenities and great motorway links. The accommodation comprises entrance hall, lounge/diner, fully fitted kitchen with built in cooker and hob, two bedrooms and bathroom. Economy 7 Heating Throughout. Outside you benefit from well-maintained grounds and residents parking.

Top Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



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



Exterior

Lounge/Diner
 16'6" x 11'2" (5.04 x 3.42)

Kitchen
 8'9" x 7'10" (2.68 x 2.41)

Bathroom
 7'2" x 5'8" (2.19 x 1.75)

Bedroom One
 15'5" x 9'8" (4.70 x 2.95)

Bedroom Two
 9'6" x 6'7" (2.91 x 2.01)

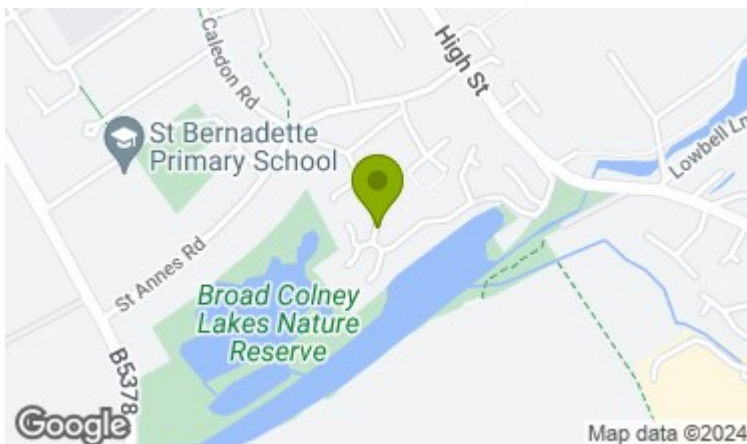
Leasehold
 118 Years Remaining

Service Charge
 £1380 per annum

Ground Rent
 £250 per annum

EPC Rating
 D

Total area: approx. 49.2 sq. metres (529.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(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			60
(81-91) B			
(69-80) C			
(55-68) D		50	
(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.