

Ribbledale

London Colney, AL2 1TD



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Offers In The Region Of
£220,000

- One Bedroom
- First Floor Apartment
 - Lounge/Diner
 - Fitted Kitchen
- Modern Bathroom Suite
- Communal Grounds
 - Residents Parking
- Long Lease Remaining
 - Council tax Band B
 - EPC Rating C





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Available chain free comes this first floor apartment with long lease, large lounge/diner, fully fitted kitchen and modern bathroom suite. Outside you benefit from communal grounds and residents parking bays. The property is located within easy reach of Colney Fields Shopping Park and great motorway links.



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)

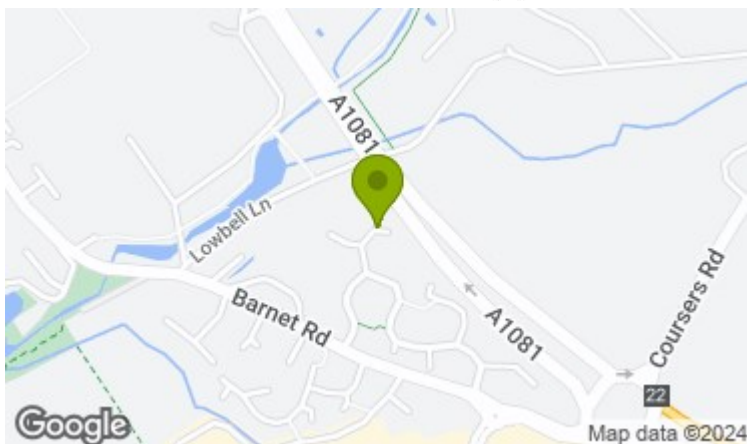


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- Entrance Hall
- Lounge/Diner
15'8" x 9'7" (4.80m x 2.94m)
- Kitchen
10'1" x 6'4" (3.09m x 1.95)
- Bedroom
12'6" x 9'6" (3.82m x 2.91m)
- Bathroom
6'6" x 5'6" (1.99m x 1.70m)
- Communal Grounds
- Residents Parking
- Lease
Circa 144 years remaining
- Service Charge
Approx. £98 per month
- Council Tax Band
Band B

Total area: approx. 39.5 sq. metres (424.7 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			
		70	77
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			
		73	81
England & Wales		EU Directive 2002/91/EC	

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