

Ribbledale

London Colney, AL2 1TD



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Offers In The Region Of
£210,000

- 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





Ribbledale

London Colney, AL2 ITD

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.

** In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £30 per person (inclusive of VAT) applies for this service.

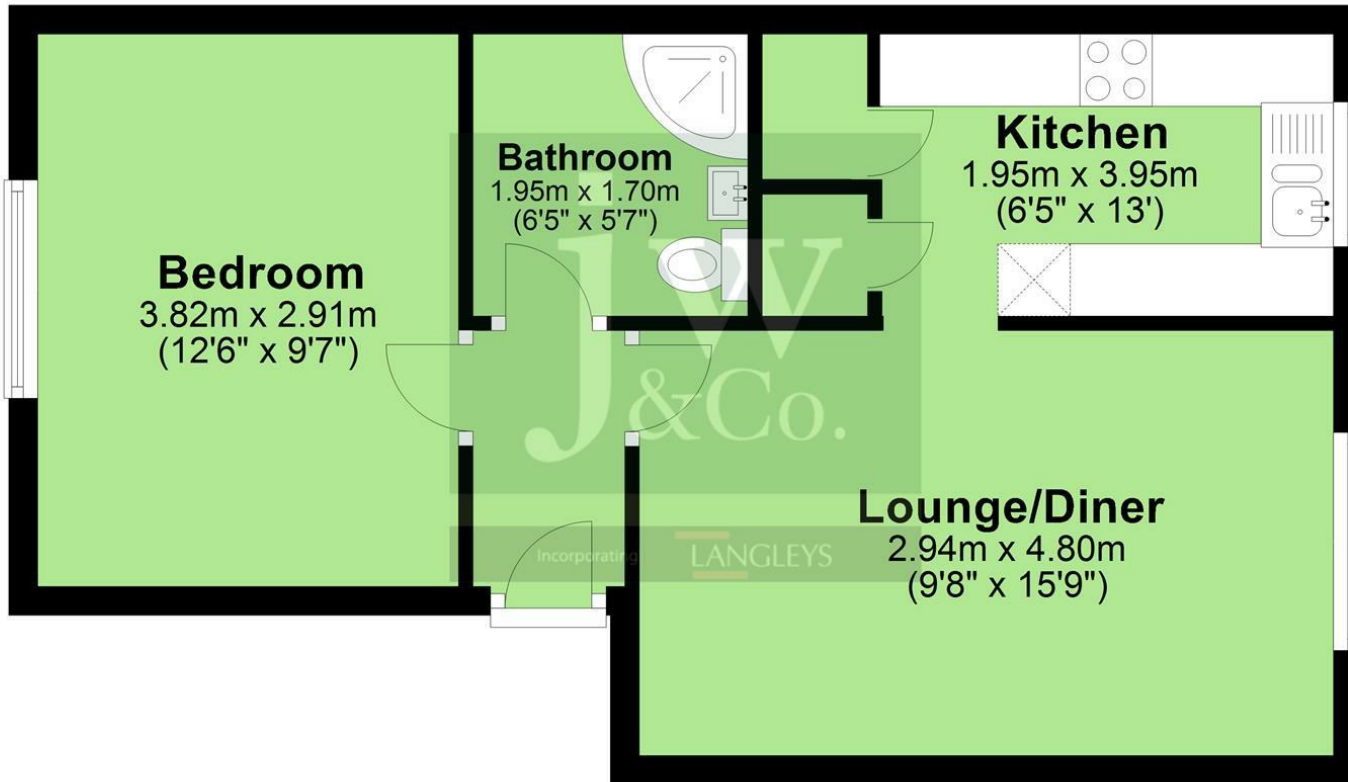


First Floor

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



JW&Co St Albans
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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

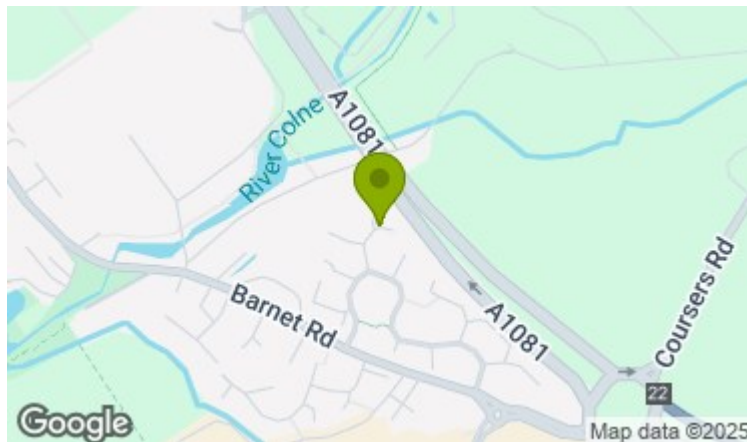
Residents Parking

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
EU Directive 2002/91/EC		
England & Wales		

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
EU Directive 2002/91/EC		
England & Wales		

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