

Ribbledale

London Colney, AL2 1TD



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£250,000

- First-Floor Flat
- Two-Bedrooms
- Lounge/Dining Room
 - Fitted Kitchen
 - Gas Central Heating
 - Residents Parking
- Very Well Presented Throughout
- Close Proximity to London Colney Shopping Fields





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Step into Ribbledale and uncover an alluring opportunity with this first-floor flat. Boasting two bedrooms, a bathroom, lounge, and kitchen, it presents a cosy and functional living arrangement ideal for first-time buyers, buy-to-let investors, and professionals alike. Nestled amidst picturesque surroundings, residents can enjoy scenic walks along the trails that wind around the river Colne and the Broad Colney Lakes nature reserve. Conveniently situated near local amenities such as the London Colney shopping fields, obtaining daily essentials is a breeze. Moreover, with the M25 just moments away and the M1 a mere 10-minute drive, commuting becomes hassle-free. To top it off, designated parking adds to the convenience, ensuring a comfortable lifestyle for residents.

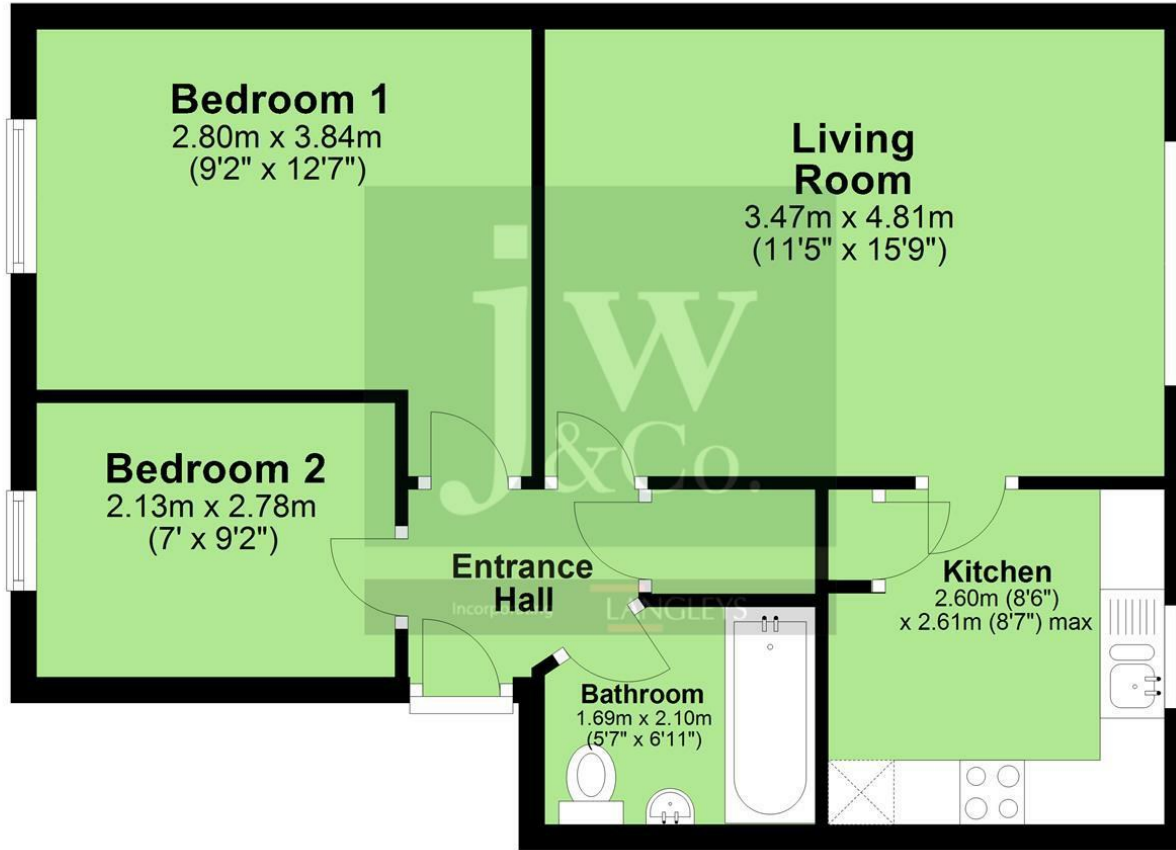


First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



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



Entrance Hall

Living Room
 11'4" x 15'9" (3.47 x 4.81)

Bedroom 1
 9'2" x 12'7" (2.80 x 3.84)

Bedroom 2
 6'11" x 9'1" (2.13 x 2.78)

Kitchen
 8'6" x 8'6" (2.60 x 2.61)

Bathroom
 5'6" x 6'10" (1.69 x 2.10)

Ground Rent
 Peppercorn

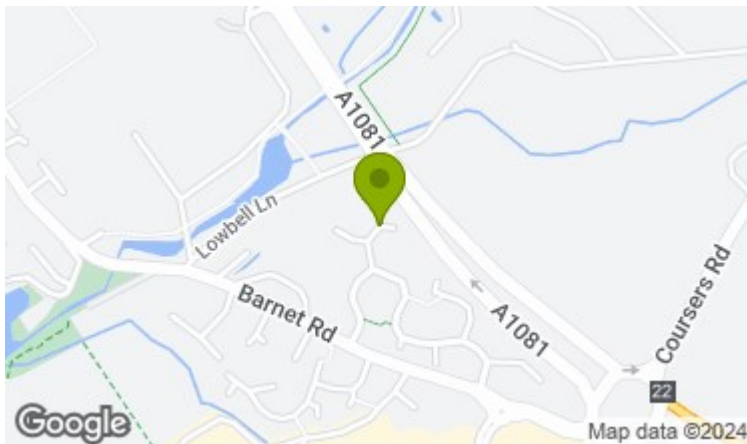
Service Charge
 £1,176 p/a

Lease Years Remaining
 145 years

Council Tax Band
 C

EPC Rating
 C

Total area: approx. 45.8 sq. metres (492.5 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			
		80	81
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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