

High Street

London Colney, AL2 1QF



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Offers In Excess Of £275,000

- Three Bedrooms
- Duplex Apartment
- Fully Fitted Kitchen
- Modern Shower Room
- Lounge/Dining Room
 - Double Glazing
 - Gas Central Heating
 - Central Location
 - High Ceilings
- Dual Aspect Windows





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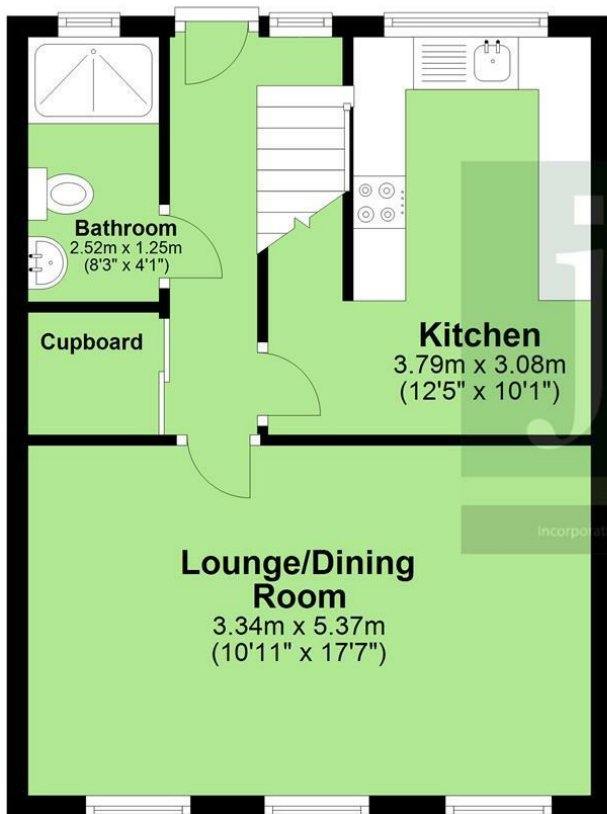
JW&Co proudly presents this beautifully maintained three-bedroom duplex apartment, perfectly situated on the High Street and within close proximity to local amenities and public transport. This exquisite property boasts a spacious lounge and dining area with impressive high ceilings, providing an open and airy feel. The fully equipped kitchen offers modern appliances and ample storage, ideal for culinary enthusiasts. The contemporary shower room is stylishly finished with high-quality fittings. The large principal bedroom features dual aspect windows, flooding the room with natural light, and the two additional bedrooms are well-proportioned and versatile. A prime location that offers practicality and the best of urban living with a vibrant community on your doorstep.





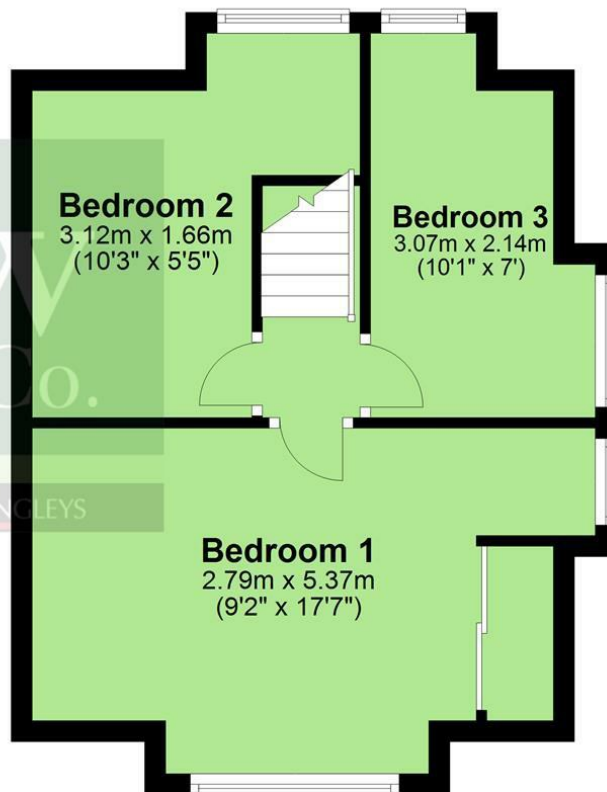
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



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

Entrance Hallway

Kitchen
12'5" x 10'1" (3.79 x 3.08)

Bathroom
8'3" x 4'1" (2.52 x 1.25)

Lounge/Dining Room
10'11" x 17'7" (3.34 x 5.37)

Stairs Leading to First Floor Landing

Bedroom One
9'1" x 17'7" (2.79 x 5.37)

Bedroom Two
10'2" x 6'10" (3.12 x 2.10)

Bedroom Three
10'0" x 7'0" (3.07 x 2.14)

Leasehold
Approx. 92 years remaining

Service Charge
Approx. £800 per year

Ground Rent
Approx. £200 per year

Total area: approx. 72.4 sq. metres (779.3 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			
		62	69
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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