

High Street

London Colney, AL2 1QF



High Street

London Colney, AL2 1QF

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

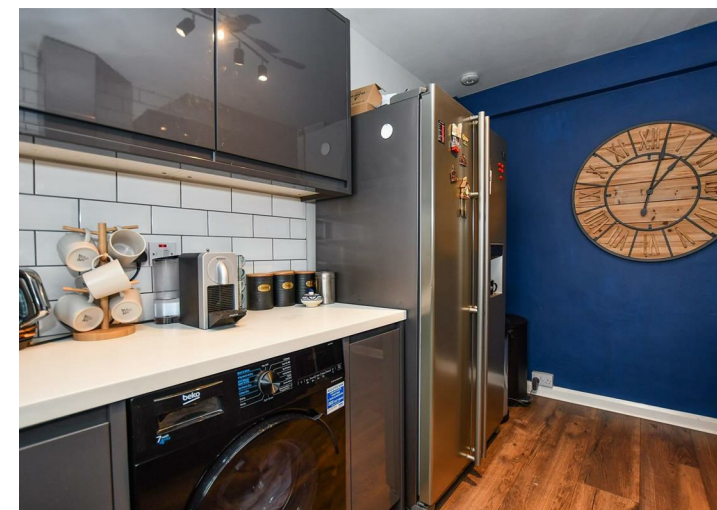




High Street

London Colney, AL2 1QF

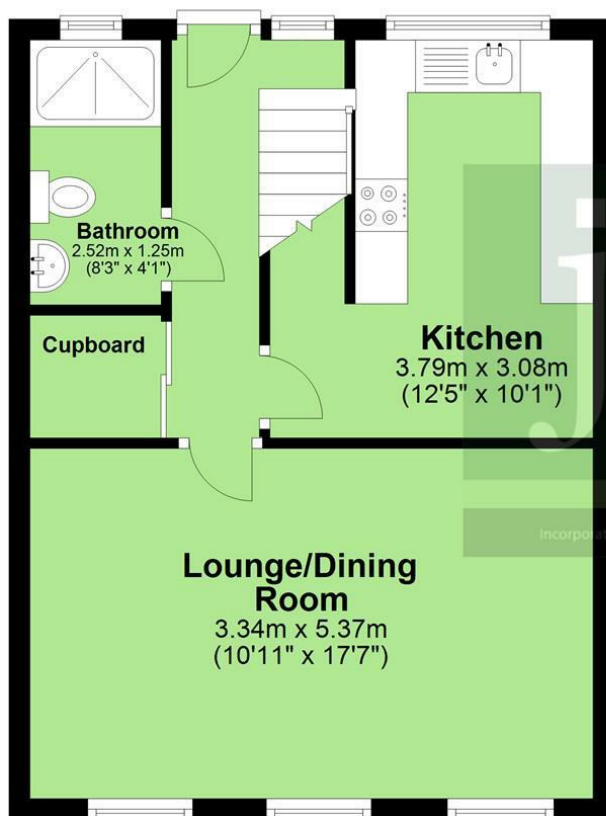
JW&Co proudly presents this beautifully maintained three-bedroom duplex apartment, perfectly situated on the High Street and within close proximity to local amenities and public transport. This exquisite property boasts a spacious lounge and dining area with impressive high ceilings, providing an open 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.





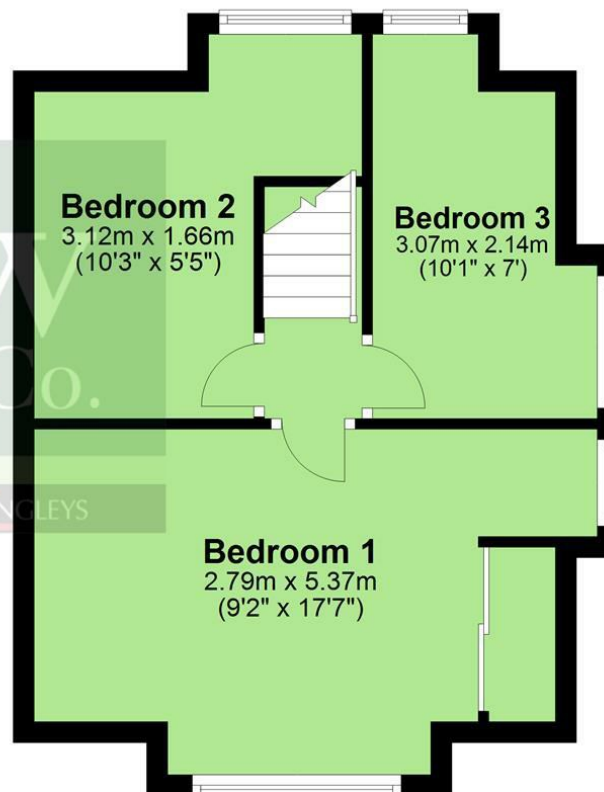
Ground Floor

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
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		
EU Directive 2002/91/EC		
England & Wales		

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPMRs) 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.