

High Street

London Colney, AL2 1QF



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£185,000

- One Double Bedroom
- Ground Floor Maisonette
- Open plan Lounge/Kitchen
 - Allocated Parking Bay
- Double Glazed Windows
- Gas Fired Central Heating
 - Private Garden
- Located Close to Local Amenities





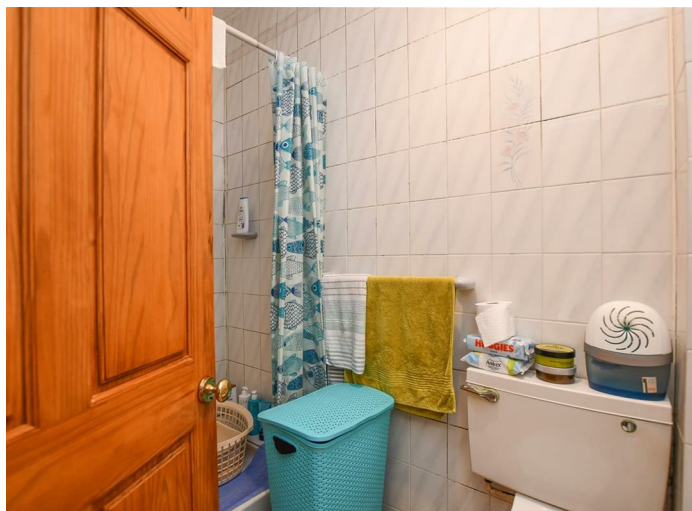
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A perfectly placed one double bedroom ground floor apartment situated in the heart of London Colney Village and close to local shops and public transport. The property benefits from its own private garden and allocated parking bay.

The accommodation comprises, an open plan lounge / kitchen with views over your private garden, double bedroom and en-suite shower room.

** 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.



Ground Floor

Approx. 29.4 sq. metres (315.9 sq. feet)



JW&Co St Albans
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Total area: approx. 29.4 sq. metres (315.9 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		
	71	75
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		

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