

Meadow Close

London Colney, AL2 1RH



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£265,000

- Chain Free
- Share Of Freehold
- Spacious Loft
- Two Bedrooms
- Ideal for First-Time Purchase or Investors
 - Modernised Throughout
 - Living/Dining Room
 - Residents Parking
 - Communal Grounds
 - Close to Local Amenities





Meadow Close

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Stylish Chain-Free Two-Bedroom Flat in Meadow Close

Nestled on the top floor of the sought-after Meadow Close development, this property is also offered as a share of freehold, making this modernised flat perfect for first-time buyers, professionals, or investors.

Inside, you'll find a bright double bedroom, a versatile single bedroom, a contemporary bathroom, and a spacious living room. The sleek kitchen is fully equipped with an induction hob, oven, dishwasher, and washer/dryer. A large entrance hall with a coat and shoe unit adds a touch of practicality. One unique benefit of this top-floor flat is the good-sized boarded loft, which greatly increases storage space, ensuring everything has its place.

Residents enjoy communal grounds, exclusive parking, and unrivalled convenience. Local amenities are just a stone's throw away, with London Colney Shopping Fields a minute's drive and quick access to the M25 and M1 for seamless travel.

A fantastic opportunity – view today.

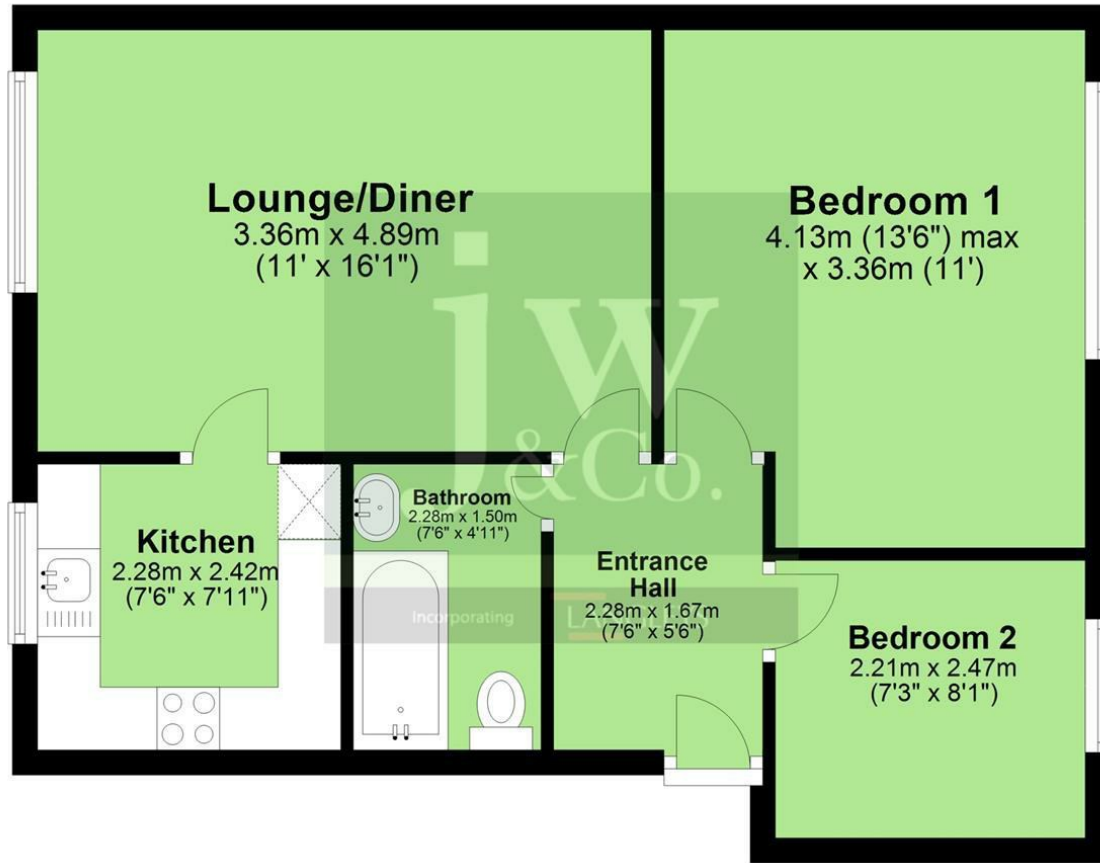


Top Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



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Total area: approx. 50.9 sq. metres (547.7 sq. feet)

Entrance Hall
7'5" x 5'5" (2.28 x 1.67)

Bedroom 1
13'6" x 11'0" (4.13 x 3.36)

Bedroom 2
7'3" x 8'1" (2.21 x 2.47)

Bathroom
7'5" x 4'11" (2.28 x 1.50)

Living/Dining Room
11'0" x 16'0" (3.36 x 4.89)

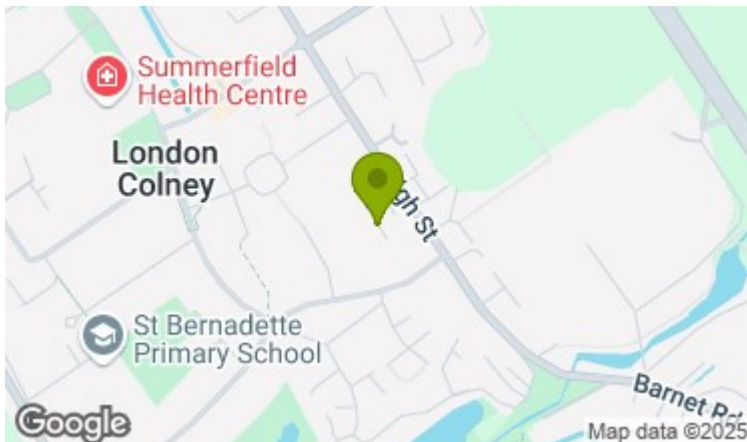
Kitchen
7'5" x 7'11" (2.28 x 2.42)

Lease Length
100 years remaining

Service Charge
£200 per month

Council Tax Band
B

EPC



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			
		55	78
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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