

Hardwicke Place

London Colney, AL2 1PX



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Offers In Excess Of £225,000

- No Upper Chain
 - Leasehold
- New Lease Extension
 - Two Bedrooms
- Quiet No Through Road
- Spacious Living Room
- Communal Grounds
- Communal Parking





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This two-bedroom first-floor flat is located on Hardwicke Place, London Colney. Situated within easy reach of London Colney's local amenities, public transport, and excellent motorway links, this property is an ideal opportunity for investors looking to grow their buy-to-let portfolios.

Internally, the property comprises an entrance hallway, two bedrooms, a bathroom, a lounge/dining room, and a kitchen with appliances. It also benefits from residents' parking.

Additionally, the property has recently undergone a lease extension, providing long-term security and added value for prospective buyers.

Offered chain-free.

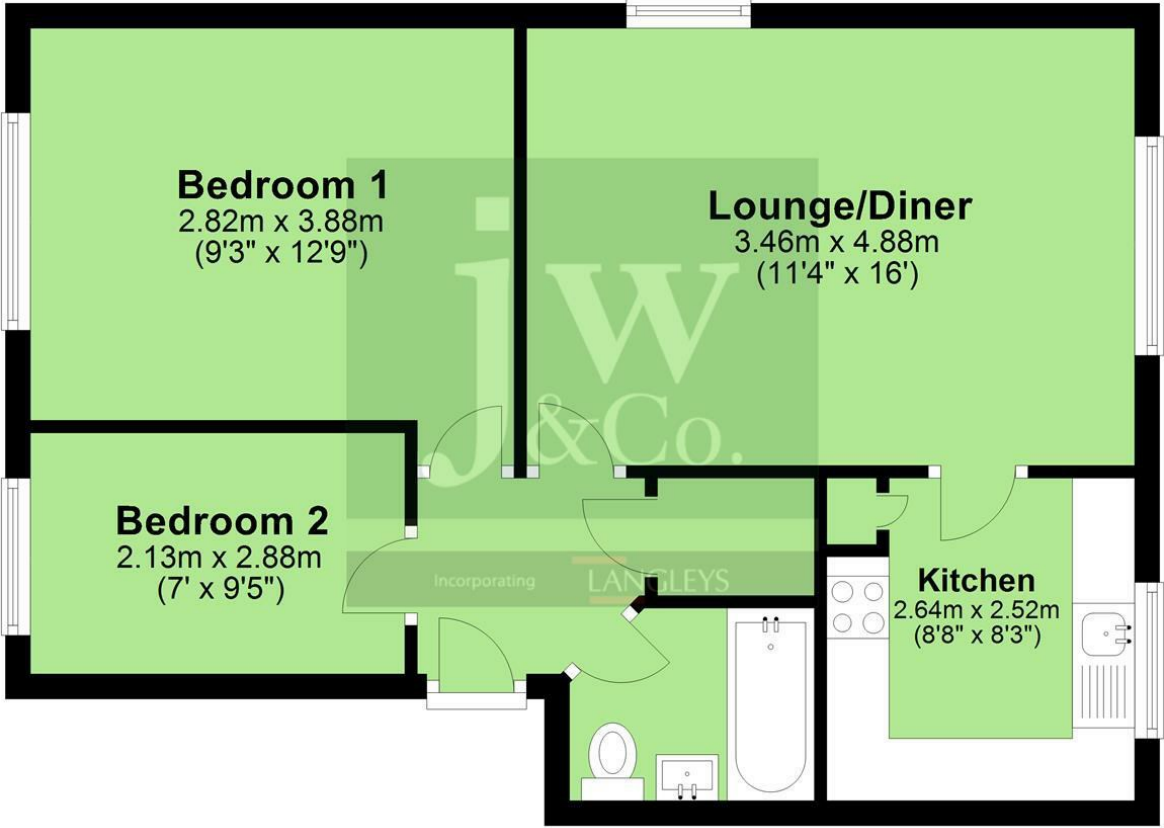


First Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



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



- Entrance Hallway
- Bedroom 1
9'3" x 12'8" (2.82 x 3.88)
- Bedroom 2
6'11" x 9'5" (2.13 x 2.88)
- Bathroom
- Living Room/Dining Room
11'4" x 16'0" (3.46 x 4.88)
- Kitchen
8'7" x 8'3" (2.64 x 2.52)

A.M.L Identity Verification
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 £45 + vat per person applies for this service.

Total area: approx. 51.1 sq. metres (550.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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