

Hardwicke Place

London Colney, AL2 1RY

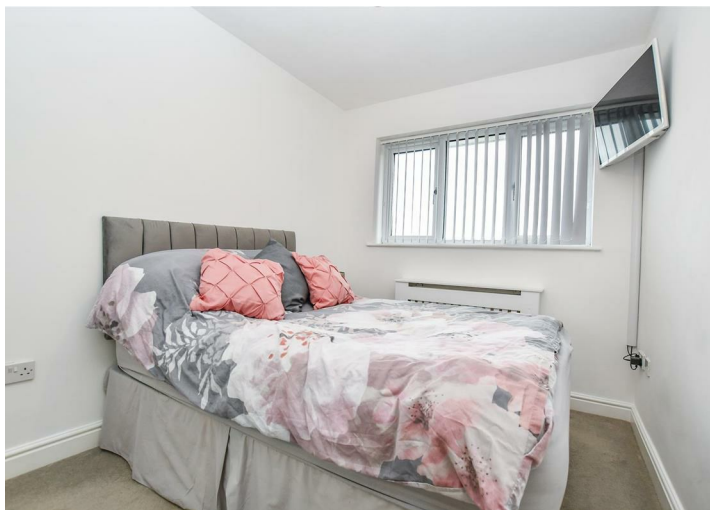


Hardwicke Place

London Colney, AL2 1RY

£200,000

- Top Floor
- One Bedroom
- Kitchen/Living Room
 - Bathroom
 - Parking
- Gas Central Heating
- Beautiful Views
- Communal Grounds
- Great Location
- Ideal For First Time Purchase Or Buy To Let





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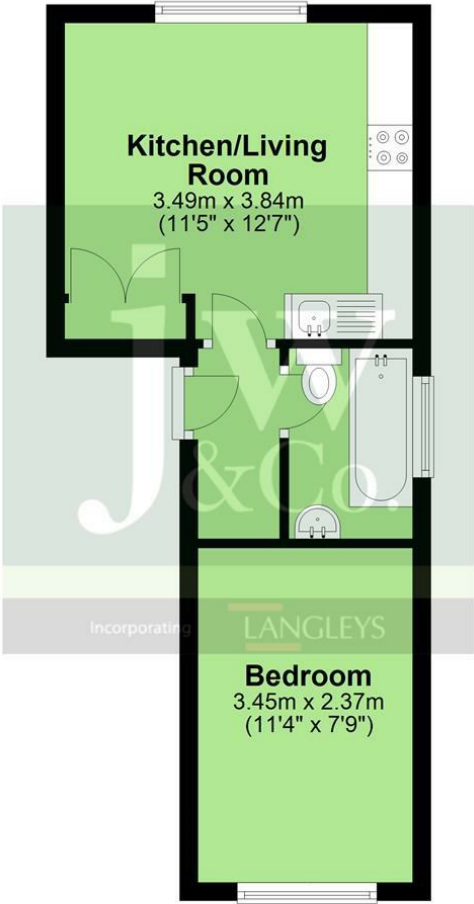
JW&Co are delighted to present this beautifully maintained one-bedroom top-floor apartment, offering a blend of convenience and modern living. Ideally located with easy access to local amenities, public transport links, and the picturesque Colney Nature Reserve, this property is situated just off Hardwicke Place, a short walk from London Colney Shopping Fields.

For commuters, the M25 is only five minutes away, with the M1 easily accessible via the nearby bypass, ensuring seamless travel both north and south. Built in 2005, this exclusive development consists of just six apartments within a stylish three-storey block, each benefiting from allocated parking and access to well-maintained communal grounds.

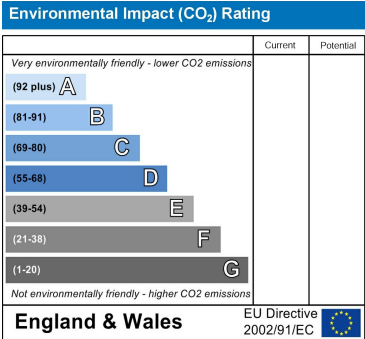
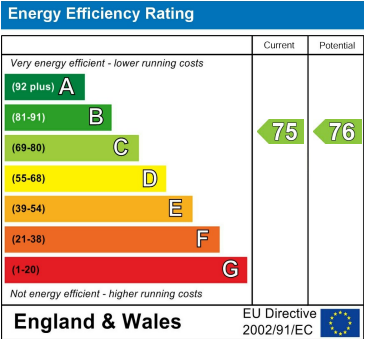
This apartment is an ideal opportunity for first-time buyers, young professionals, or as a buy-to-let investment.



Top Floor
Approx. 27.0 sq. metres (291.0 sq. feet)



Total area: approx. 27.0 sq. metres (291.0 sq. feet)



JW&Co St Albans
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- Front Door To
- Entrance Hall
- Kitchen/Living Room
12'7" x 11'5" (3.84 x 3.49)
- Bedroom
11'3" x 7'9" (3.45 x 2.37)
- Bathroom

Communal Grounds

Parking

Lease Remaining
105 years

Service Charge/Ground Rent
£1,284.50 per annum

Council Tax Band
B

EPC
C

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.

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