

Hardwicke Place

London Colney, AL2 1RY



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Guide Price £196,000

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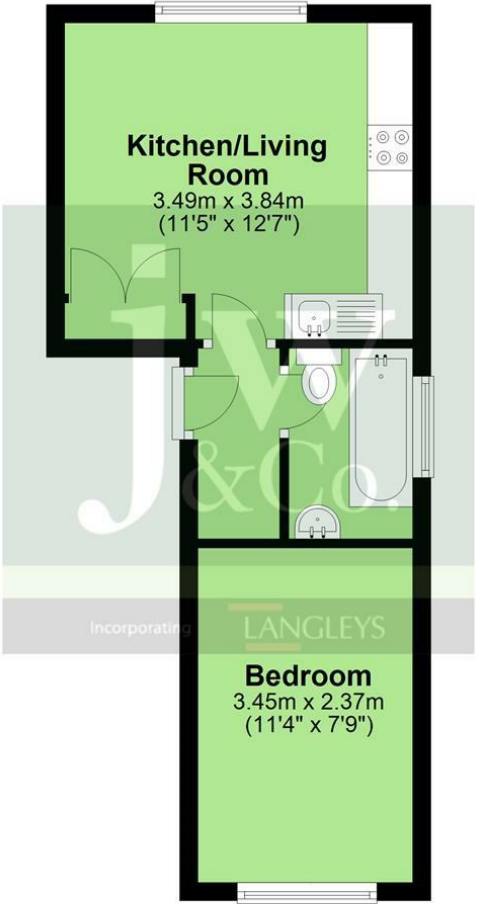
JW&Co are delighted to present this beautifully maintained one-bedroom top-floor apartment, offering a blend of convenience and modern living. Ideally located with easy access to local amenities, public transport links, and the picturesque Colney Nature Reserve, this property is situated just off Hardwicke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

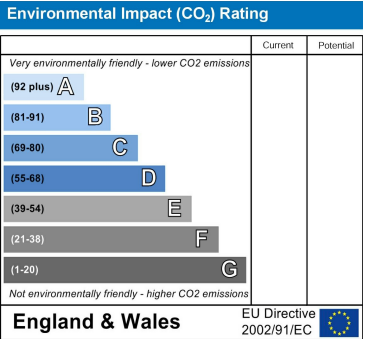
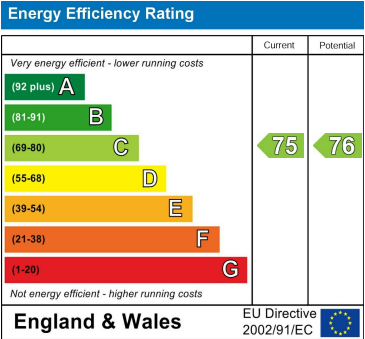
Lease Remaining
105 years

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.



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