

# Cotlandswick

, AL2 1EG





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£185,000

- No Upper Chain
  - Leasehold
- One Double Bedroom
  - Bathroom
- Bright Living Room
  - Kitchen
- Gas Central Heating
- Short Walk To All Local Amenities
  - Great Transportation Routes
- Ideal for First-Time Buyers Or Investors





# Cotlandswick

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Chain-Free One-Bedroom Flat in Cotlandswick, London Colney

This first-floor flat offers a bright and spacious layout, including an entrance hall, a double bedroom, a living room, a separate kitchen, and a bathroom.

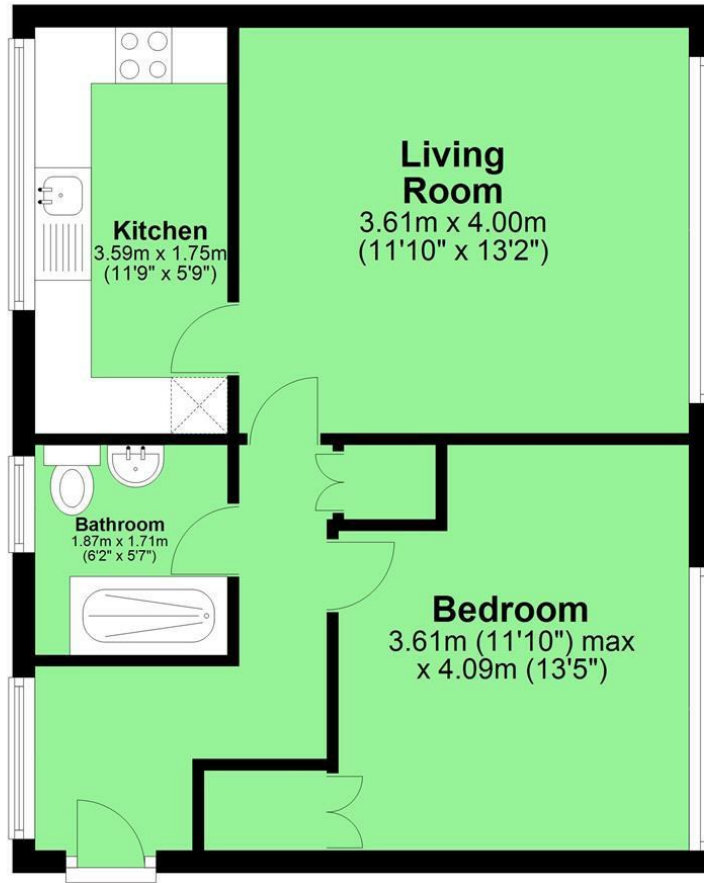
Located just off the High Street, the property is within easy reach of local shops, cafes, and other amenities. The area is well connected with good transport links by road, bus, and train, making it a convenient location for commuters.

The property would benefit from some updating, offering a great opportunity for buyers looking to add their own touch. It may also appeal to investors seeking a property with strong rental potential.

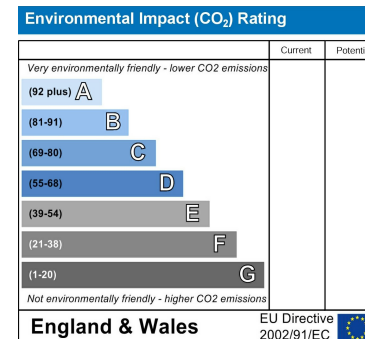
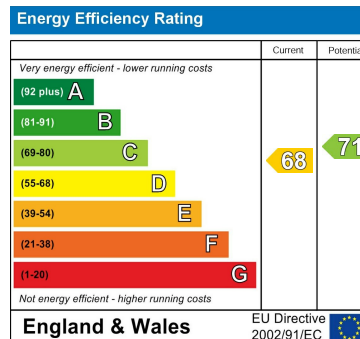
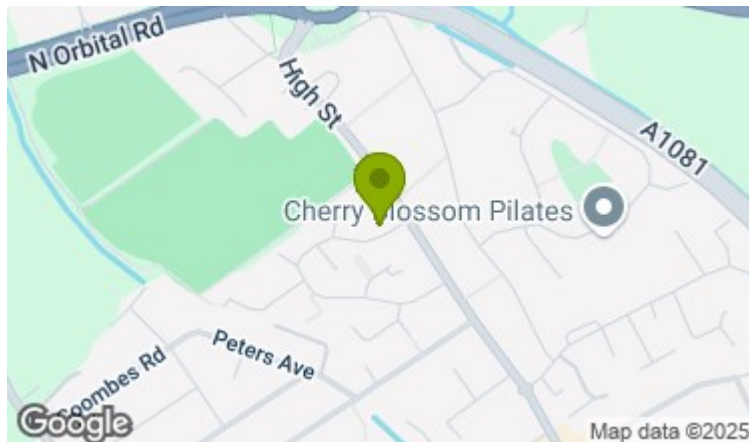
Offered chain-free for a straightforward purchase. Viewings available on request.

## First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 44.4 sq. metres (477.9 sq. feet)



**JW&Co St Albans**  
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**Entrance Hall**

**Bedroom**  
11'10" x 13'5" (3.61 x 4.09)

**Bathroom**  
6'1" x 5'7" (1.87 x 1.71)

**Living Room**  
11'10" x 13'1" (3.61 x 4.00)

**Kitchen**  
11'9" x 5'8" (3.59 x 1.75)

**EPC**  
D

**Council Tax Band**  
B

**Service Charge**  
£935.69 per year

**Ground Rent**  
£10 per year

**Lease Length**  
103 years remaining

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