

Cotlandswick

, AL2 1EG



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Offers In Excess Of £150,000

- 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





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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.

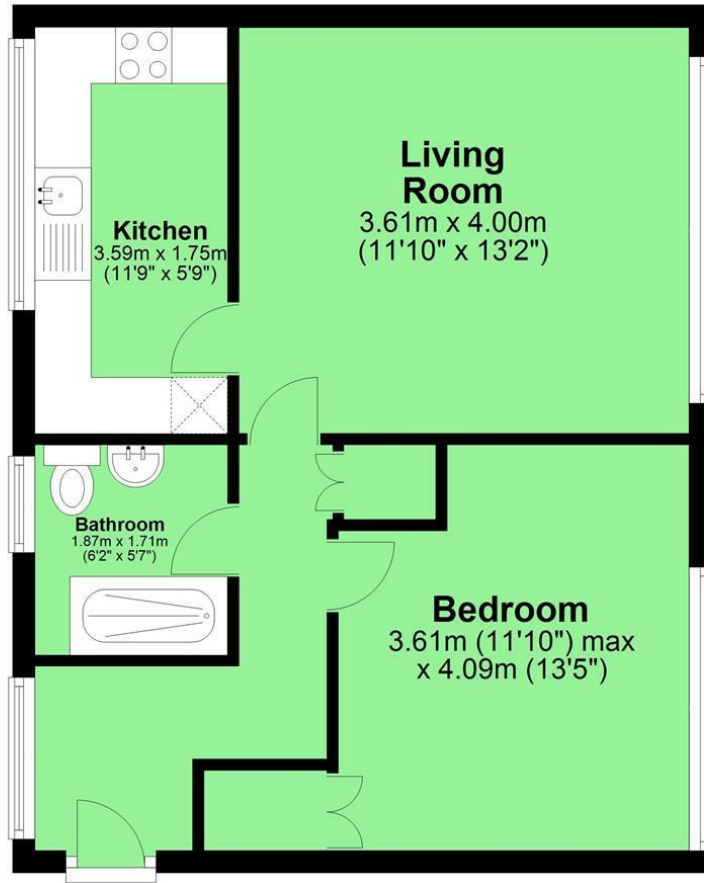
Located just off the High Street, the property is within easy reach of local shops, cafes, and other amenities. The area is well connected with good transport links by road, bus, and train, making it a convenient location for commuters.

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.

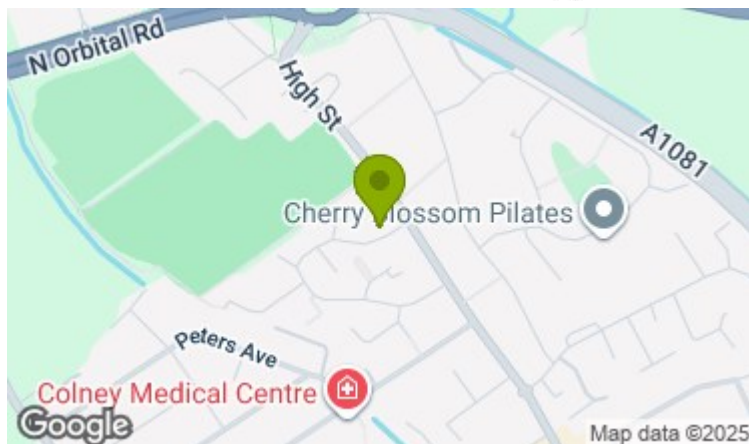
Offered chain-free for a straightforward purchase. Viewings available on request.

First Floor

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



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



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		
	68	71
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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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

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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