

Broadlake Close

London Colney, AL2 1NS



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Offers In Excess Of £200,000

- Chain Free
- One Double Bedroom
 - First Floor
 - Residents Parking
 - Long Lease
- Large Bright Living Room
 - Entry Phone System
- Close To Local Amenities
 - Communal Gardens
 - Council Tax Band B





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Offered chain free, this delightful first-floor flat is located in a highly sought-after area, just a short distance from the vibrant village centre. With its appealing features and convenient location, the property is ideal for first-time buyers and investors alike.

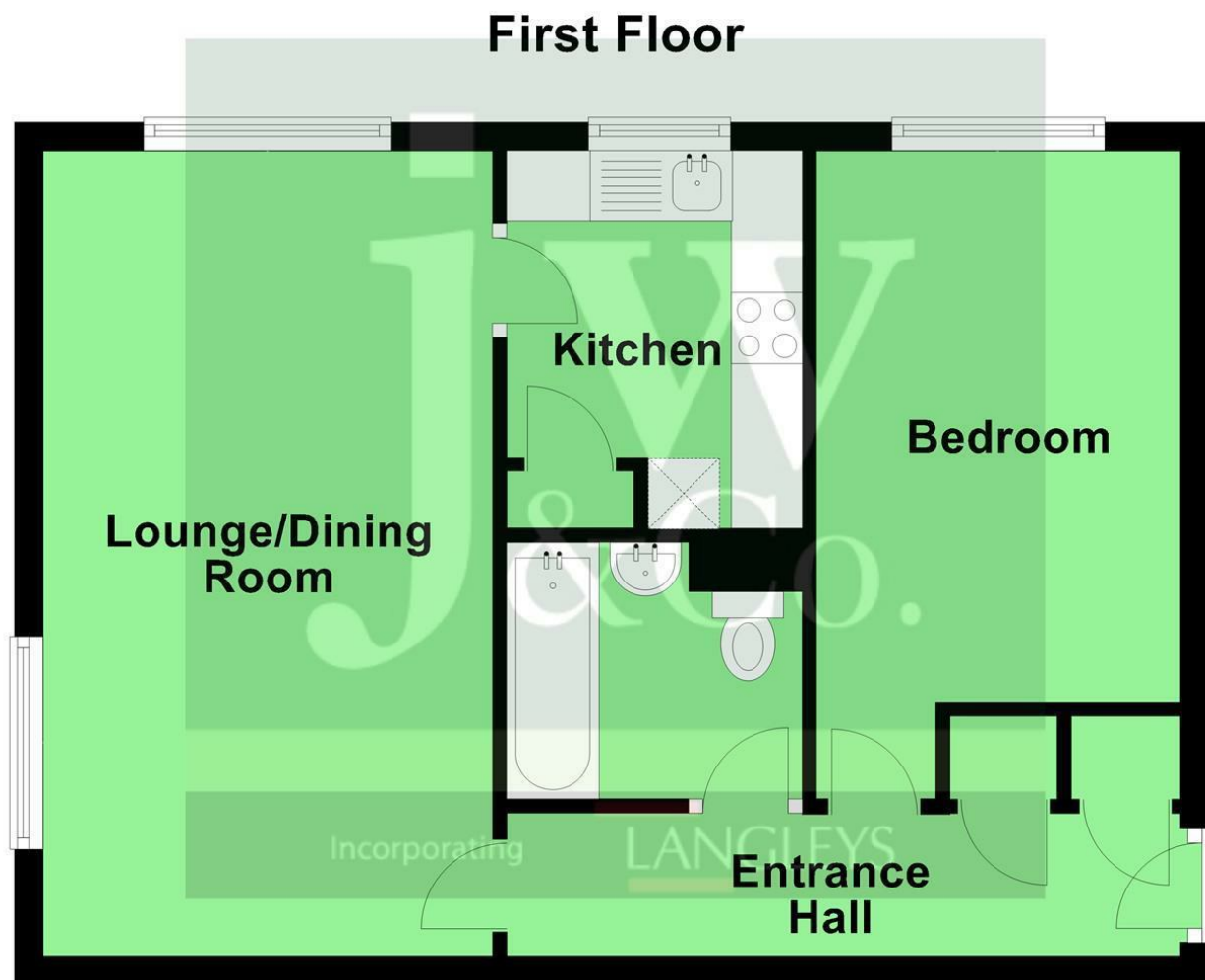
The flat comprises an inviting entrance hall, a spacious double bedroom, a well-appointed family bathroom, a bright and airy living room, and a fully fitted kitchen. Each space is designed to offer comfort and functionality.

Additional benefits include high-quality uPVC double-glazed windows, ensuring energy efficiency and a peaceful living environment, as well as resident parking, providing added convenience.

This is a fantastic opportunity to secure a well-maintained property in a prime location, perfect for those seeking a comfortable home or a smart investment.



JW&Co St Albans
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Living Room
18'6 x 10'6 (5.64m x 3.20m)

Kitchen
8'9 x 10'6 (2.67m x 3.20m)

Bedroom
12;9 x 8'4 (3.66m;2.74m x 2.54m)

Bathroom

Lease Length
961 years remaining

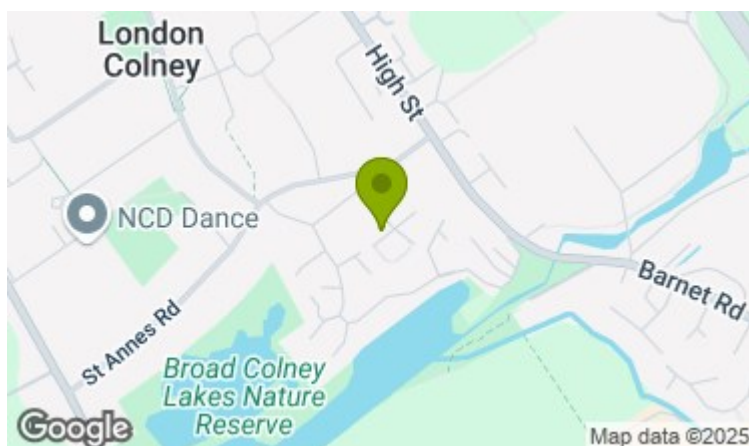
Maintenance Charges
£110.10 per month

EPC
C

Council Tax Band
B

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.



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		
	72	80
EU Directive 2002/91/EC		
England & Wales		

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		
	58	69
EU Directive 2002/91/EC		
England & Wales		

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