

# Cotlandswick

London Colney, AL2 1EH



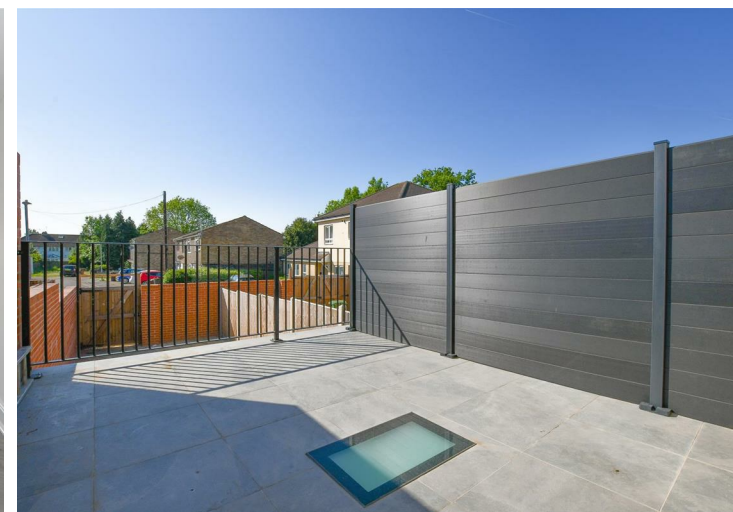


# Cotlandswick

London Colney, AL2 1EH

£1,750 PCM

- Available NOW
- Two Bedrooms
- Terrace House
- Open Plan Living Room & Kitchen
- Basement With Access To Garden
  - Balcony
- On Street Parking
- Gas & Electric Heating
- Family Shower Room & WC
- Council Tax Band TBC (estimated D)



# Cotlandswick

London Colney, AL2 1EH

A newly built two-bedroom mid-terraced house, located in the popular area of London Colney, within walking distance of local amenities and well-regarded schools.

The property features a spacious open-plan living room and kitchen, with direct access to a balcony overlooking the garden. Additional accommodation includes a basement room with access to a private patio and WC. On the first floor, there are two bedrooms and a modern family shower room.

The property is offered unfurnished and benefits from on-street parking.

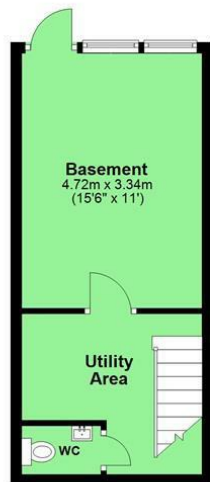
Available NOW

Five week deposit = £2019.00





**Basement**  
Approx. 26.1 sq. metres (280.5 sq. feet)



**Ground Floor**  
Approx. 33.8 sq. metres (363.8 sq. feet)



**First Floor**  
Approx. 30.0 sq. metres (323.3 sq. feet)



Total area: approx. 89.9 sq. metres (967.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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JW&Co St Albans  
3 London Road, St Albans, Hertfordshire, AL1 1LA  
01727 844444  
stalbands@jwandco.co.uk