

# Wyedale

London Colney, AL2 1TG

WYEDALE  
9-47



# Wyedale

London Colney, AL2 ITG

Guide Price £245,000

- No Upper Chain
- Two Bedrooms
  - First Floor
- Permit Residents Parking
- Close To Local Shops & Amenities
  - Entry Phone System
  - Gas Central Heating
- Fully Fitted Kitchen With Appliances
  - Council Tax Band C
- Ideal For First-Time Buyers or Investors





# Wyedale

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A spacious first-floor two-bedroom apartment located in the popular Wyedale development, south of London Colney village. Well positioned for excellent local amenities and major road links including the M1, M25 and A1.

The property offers a well-planned layout with gas central heating, a secure entry phone system and fitted carpets. Accommodation includes an entrance hall, bright and generous living room, two good-sized bedrooms, and a modern fitted kitchen with electric cooker, fridge/freezer, dishwasher and washing machine. There is also a contemporary bathroom with a plumbed shower and screen.

Permit parking is available for residents. An ideal choice for first-time buyers, young professionals or investors seeking strong rental yields in a convenient location.

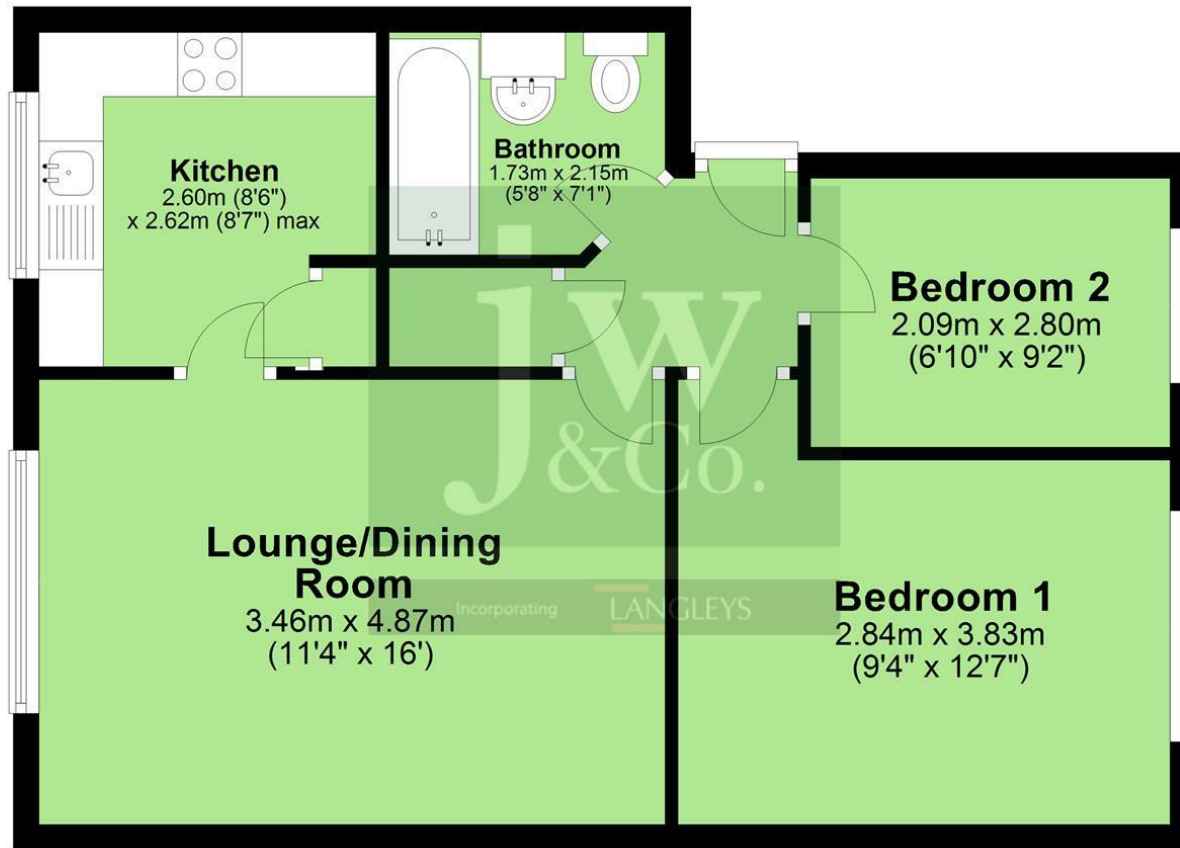


# First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



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## Entrance Hall

**Living Room**  
11'4" x 15'11" (3.46 x 4.87)

**Kitchen**  
8'6" x 8'7" (2.60 x 2.62)

**Bedroom One**  
9'3" x 12'6" (2.84 x 3.83)

**Bathroom**  
5'8" x 7'0" (1.73 x 2.15)

**Bedroom Two**  
6'10" x 9'2" (2.09 x 2.80)

## 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.

## Service Charge

£1,272 per annum

## Ground Rent

Paid with service charge

## Lease Length

143 years remaining

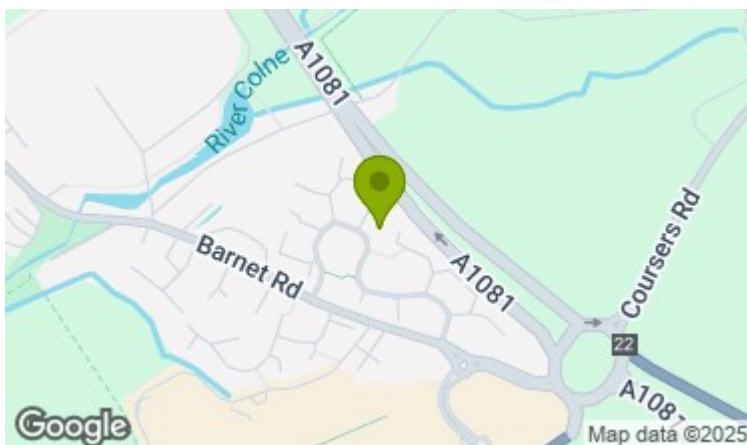
## EPC

C

## Council Tax

C

Total area: approx. 49.8 sq. metres (535.7 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			
		76	77
England & Wales		EU Directive 2002/91/EC	

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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		80	81
England & Wales		EU Directive 2002/91/EC	

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