

High Street

London Colney, AL2 1JQ



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Offers In Excess Of £230,000

- Two Double Bedrooms
 - Duplex Apartment
 - Chain Free
 - Recently Refurbished
 - Fitted Kitchen
 - Four Piece Bathroom Suite- Newly Installed Electric Storage Heaters
 - Located Close to Local Amenities
 - New Lease On Completion
 - Call Now!





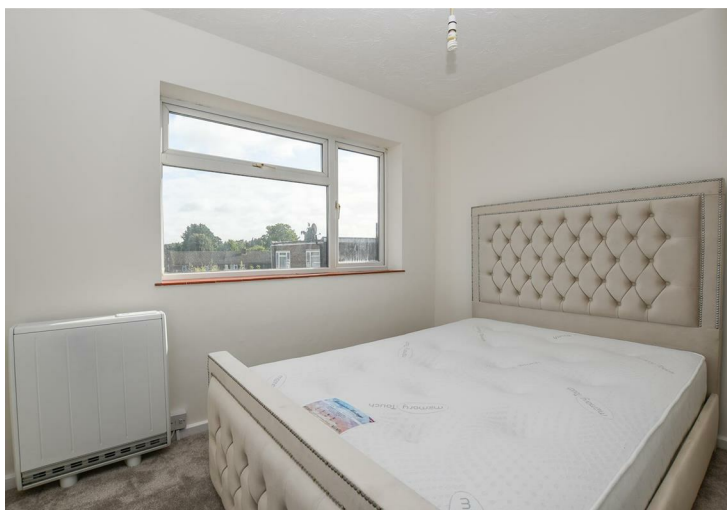
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A superb opportunity to acquire this beautifully refurbished two double bedroom duplex maisonette, ideally located on the High Street in London Colney.

The home offers bright, airy accommodation arranged over two floors and has been tastefully updated throughout. The layout includes an inviting entrance hall, a modern fitted kitchen, a spacious lounge/diner, a contemporary four-piece bathroom suite, and two generously sized double bedrooms.

Externally, the property benefits from residents' parking. Offered to the market chain free, this is an excellent opportunity for first-time buyers, downsizers, or investors alike.

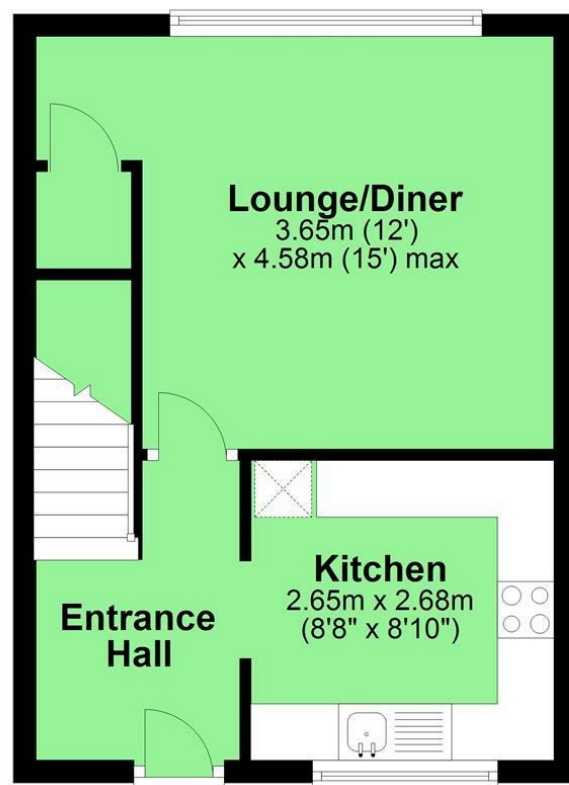




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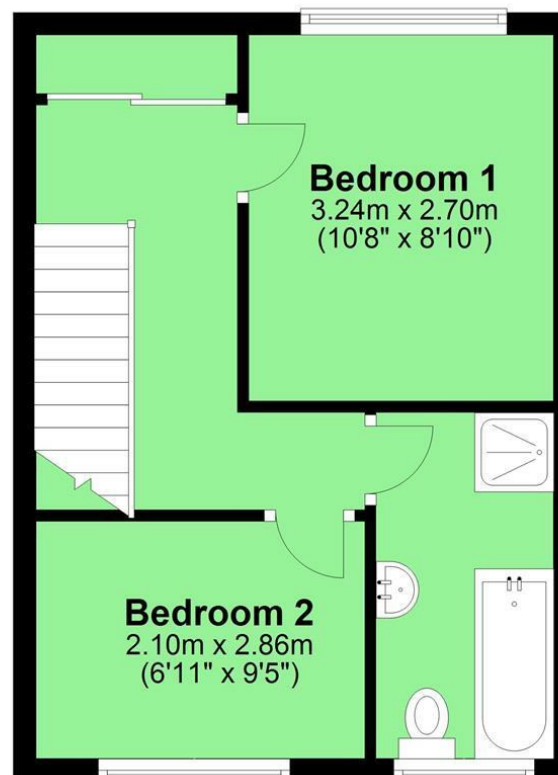
First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)

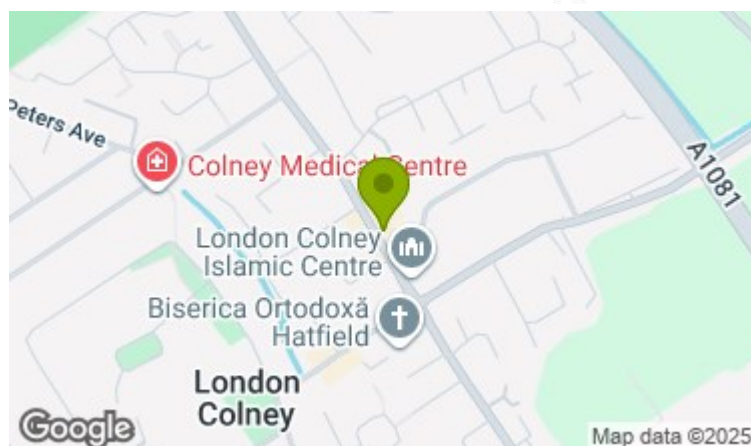


Second Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



Total area: approx. 57.9 sq. metres (622.7 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		
	45	73
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		
EU Directive 2002/91/EC		
England & Wales		

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