

# Wyedale

London Colney, AL2 1TG





# Wyedale

London Colney, AL2 1TG

£250,000

- Top Floor
- 2 Bedrooms
- Modernised Kitchen
- Spacious Lounge/Diner
- Fully Fitted Bathroom
- Gas Central Heating
- Two Resident Parking Permits
  - Good Condition
- Close to Local Amenities
- Ideal for First-Time Buyers/Investors







# Wyedale

London Colney, AL2 1TG

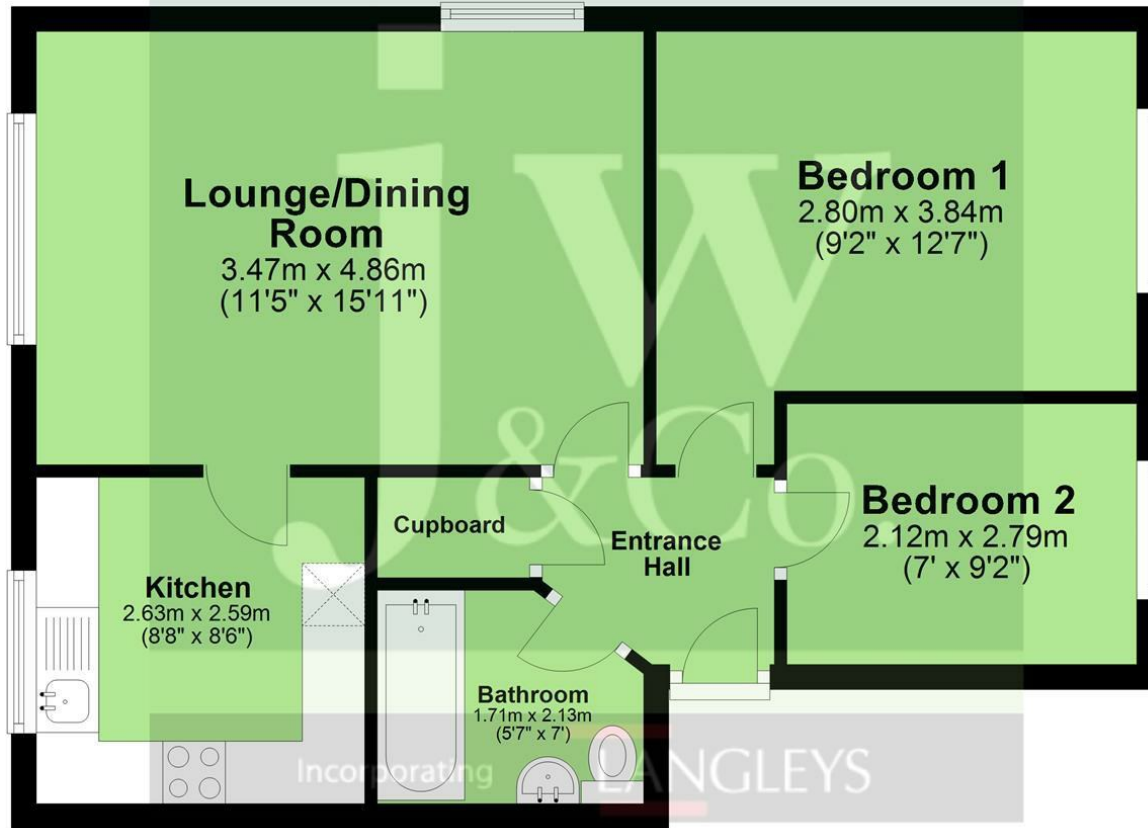
This bright and spacious top-floor flat is well positioned within easy reach of local amenities, with London Colney's Shopping Fields just a short walk away and excellent transport links nearby, including the M25 and M1. The property features two well-proportioned bedrooms, a clean and contemporary bathroom, and a generous lounge/diner offering a comfortable and versatile living space. The fitted modern kitchen provides plenty of storage and workspace, making it ideal for everyday use.

Residents benefit from two parking permits per flat, with additional on-street parking available around the development for added convenience.. Well-presented and ready to move into, this property is an excellent choice for first-time buyers, young professionals, or investors looking to add to their portfolio.



## Top Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 49.8 sq. metres (535.6 sq. feet)



**JW&Co St Albans**  
3 London Road, St Albans, Hertfordshire, AL1 1LA  
01727 844444  
stalbans@jwandco.co.uk

### Entrance Hall

**Bedroom 1**  
9'2" x 12'7" (2.80 x 3.84)

**Bedroom 2**  
6'11" x 9'1" (2.12 x 2.79)

**Living/Dining Room**  
11'4" x 15'11" (3.47 x 4.86)

**Kitchen**  
8'7" x 8'5" (2.63 x 2.59)

**Bathroom**  
5'7" x 6'11" (1.71 x 2.13)

**Lease Years Remaining**  
143 years

**Ground Rent**  
Peppercorn

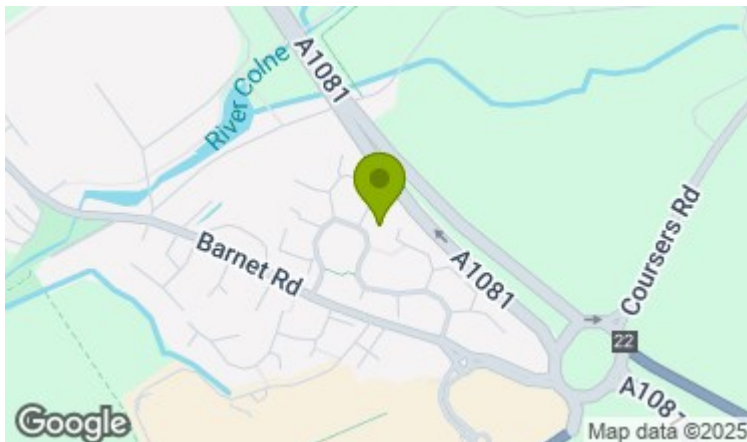
**Service Charge**  
£1,272 per annum

**Council Tax Band**  
C

### EPC

#### 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) <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		
	75	76
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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.