

Wyedale

London Colney, AL2 1TG



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£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





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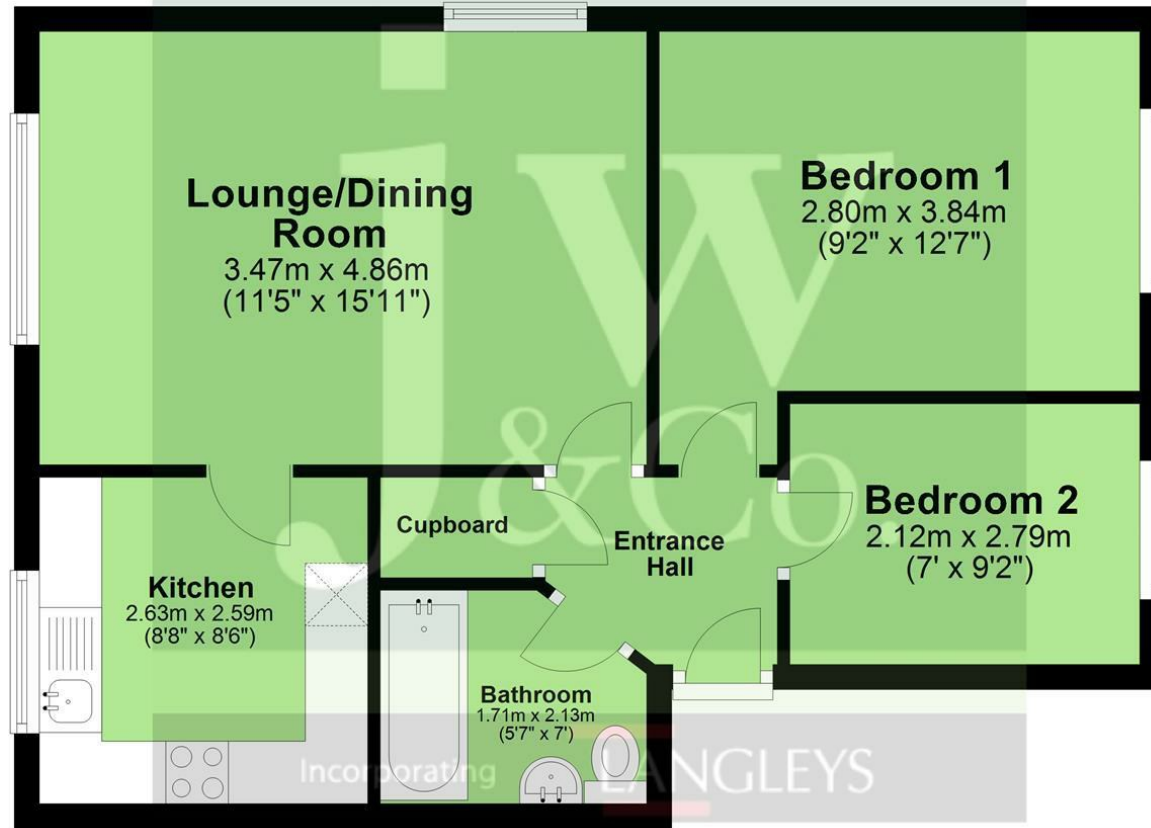
This bright and spacious top-floor flat is well positioned within easy reach of local amenities, with London Colney's Shopping Fields just a short walk away and excellent transport links nearby, including the M25 and M1. The property features two well-proportioned bedrooms, a clean and contemporary bathroom, 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
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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

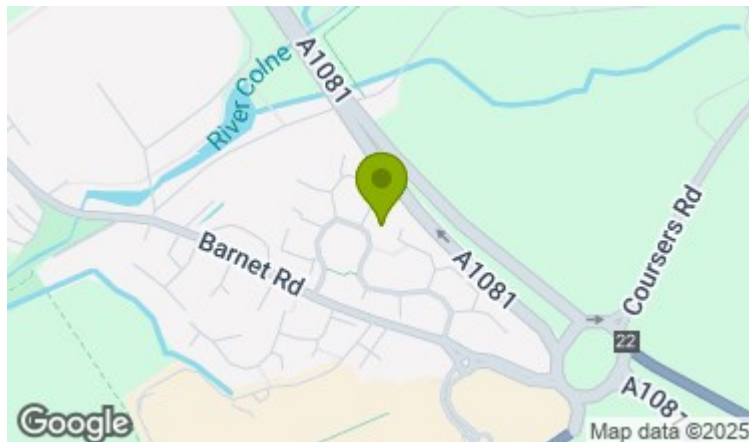
Service Charge
£1,272 per annum

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) 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		
	77	77
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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