

Oliver & Akers

**Hardwicke Place, London Colney, St Albans, Hertfordshire,
AL2**



This MODERN TWO BEDROOM apartment is VERY WELL PRESENTED THROUGHOUT! Benefitting from an EXTENDED LEASE and RESIDENTS PARKING, this home is ideally situated for local shops, schools and amenities. With GREAT ROAD LINKS and easy access to TRANSPORT LINKS this lovely home MUST BE VIEWED!

- **First Floor Apartment**
 - **Two Bedrooms**
 - **New Bathroom**
 - **Modern Kitchen**
 - **Generous Lounge/Diner**
 - **Residents Parking**
 - **Long Lease**
 - **Road/Transport Links**
- £265,000 Leasehold**

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/Diner 16'4" x 11'4" (4.98m x 3.45m)

Kitchen 8'10" x 8'5" (2.69m x 2.57m)

Bedroom One 12'7" x 12'4" (3.84m x 3.76m)

Bedroom Two

Bathroom 6'8" x 5'4" (2.03m x 1.63m)

Exterior

Communal Grounds

Residents Parking

Leasehold Information





or plan is a guide to layout and is for identification purposes only. It is not to scale and measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown on plan is for identification purposes only. ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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 | | | |
| | | 58 | 79 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) 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 | | | |
| | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.