

Wyedale, London Colney, St Albans, Herts, AL2



BEING SOLD WITH A TENANT IN SITU, this TWO BEDROOM, first floor flat is being offered with a NEW LEASE ON COMPLETION. In need of SOME WORK THROUGHOUT. Located within this VERY SOUGHT after location, giving VERY EASY access to local shops and motorway links. A GREAT RENTAL INVESTMENT!

- **Tenant in Situ**
- **First Floor**
- **Kitchen**
- **Great Location**
- **Two Bedrooms**
- **NEW Extended Lease**
- **Bathroom**
- **In NEED of work**

Offers Invited £210,000 Leasehold

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Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Lounge 16'9" x 11'6" (5.11m x 3.51m)

Kitchen 8'8" x 8'7" (2.64m x 2.62m)

Bedroom One 12'6" x 9'4" (3.81m x 2.84m)

Bedroom Two 9'2" x 7'0" (2.79m x 2.13m)

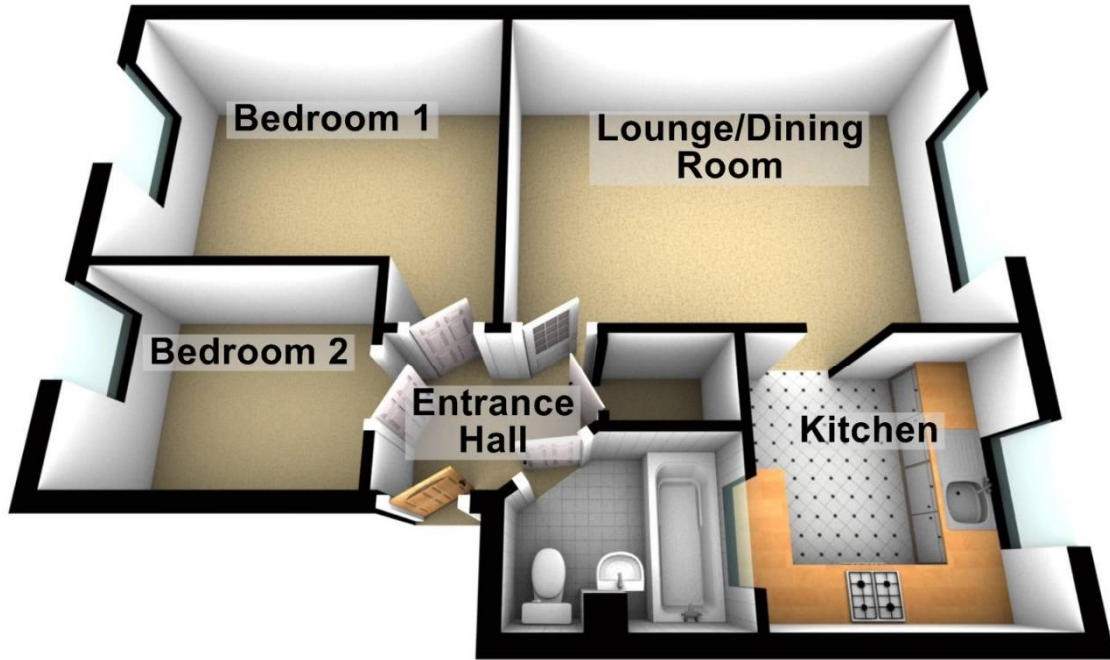
Bathroom

Communal Gardens

Communal Parking



First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		76	76
(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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- (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.
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