



Eskdale, London Colney St. Albans AL2 1TJ

welcome to

Eskdale, London Colney St. Albans

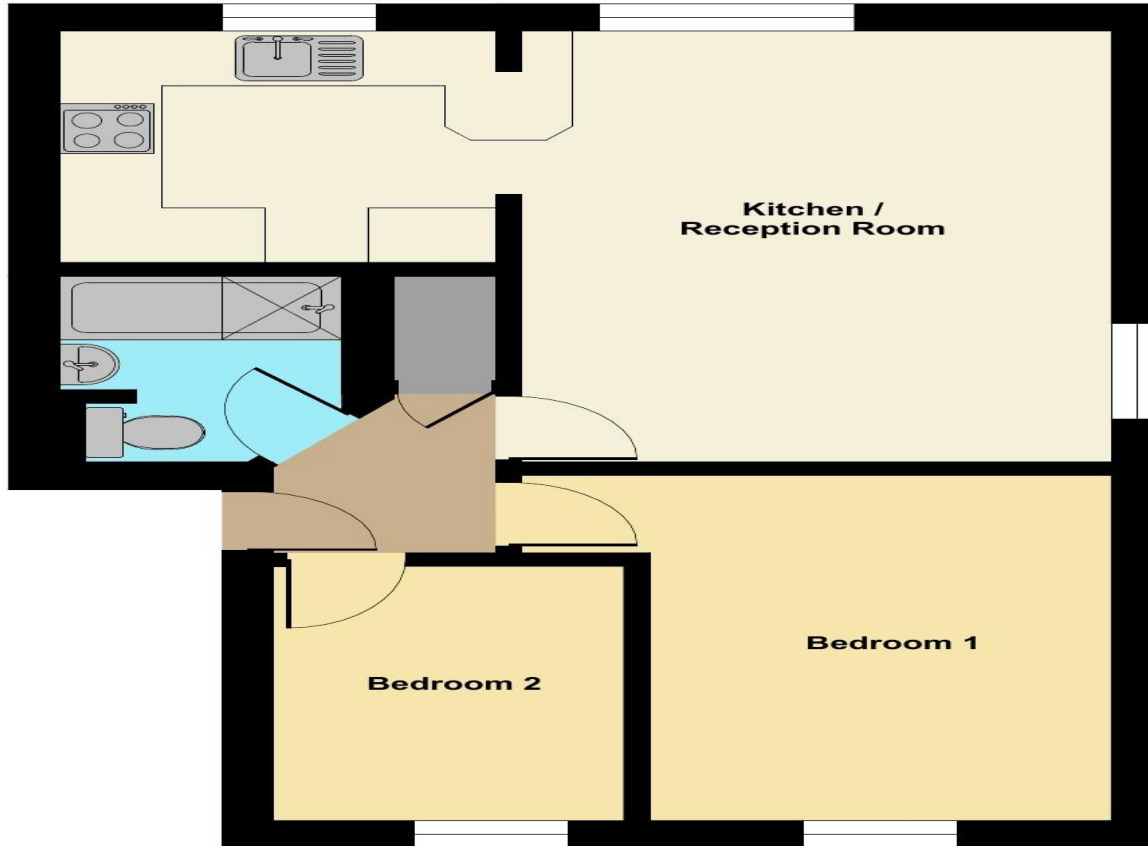
This well-presented first-floor flat is situated in a quiet cul-de-sac location in the popular area of London Colney. Offered with no onward chain, the property features a bright and spacious dual-aspect living room, providing ample natural light throughout the day.



Eskdale, London Colney, St. Albans, AL2

Approximate Area = 539 sq ft / 50.1 sq m

For identification only - Not to scale



FIRST FLOOR

Lounge

15' 10" max x 11' 6" max (4.83m max x 3.51m max)

Kitchen

8' 5" max x 8' 5" max (2.57m max x 2.57m max)

Bedroom 1

12' 7" max x 9' max (3.84m max x 2.74m max)

Bedroom 2

9' 2" max x 6' 11" max (2.79m max x 2.11m max)

Bathroom

6' 9" max x 5' 7" max (2.06m max x 1.70m max)



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- First Floor Two Bedroom Flat
- No Onward Chain
- Resident Parking
- Dual Aspect Living Area
- Great Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1400.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105788



Property Ref:
ALB105788 - 0006

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk