



Top Floor Flat

Two Bedrooms

Spacious Living
Accommodation

Gas Central Heating

Long Lease

Very Low Charges

Oliver
& Akers

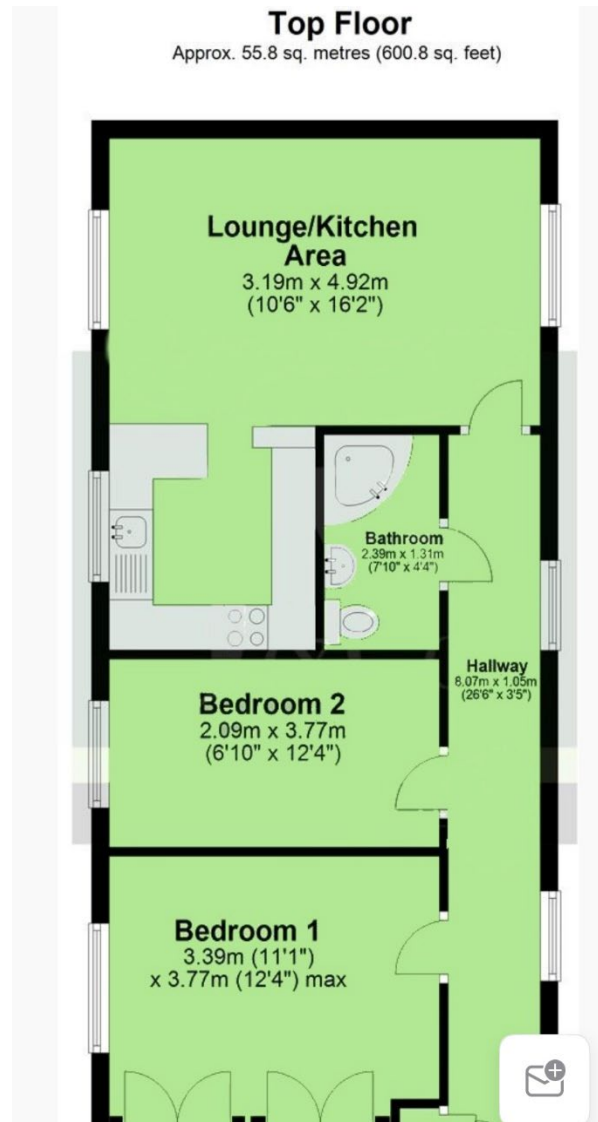
01727 580085

1b Phoenix Court, Morris Way, London Colney, St Albans, AL2
1JH

£240,000

www.oliverandakers.com

WELL PRESENTED THROUGHOUT, this SPACIOUS TOP FLOOR FLAT enjoys UNINTERRUPTED VIEWS! Ideally situated for local shops, schools, amenities and transport links, this lovely apartment also boasts GAS CENTRAL HEATING, VERY LOW CHARGES and a LONG LEASE!!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(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



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