



**Eskdale, London Colney, St. Albans, AL2 1TJ**

**welcome to**

**Eskdale, London Colney, St. Albans**

This well-presented ground floor one-bedroom maisonette, complete with a private garden, is tucked away in a peaceful cul-de-sac in London Colney.





### **Lounge/Kitchen**

16' 4" max x 14' 2" max ( 4.98m max x 4.32m max )

### **Bedroom**

9' 7" x 8' 8" ( 2.92m x 2.64m )

### **Bathroom**

7' 5" x 4' 7" ( 2.26m x 1.40m )

Total floor area 33.2 m<sup>2</sup> (357 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Eskdale, London Colney St. Albans**

- Ground Floor Maisonette
- One Double Bedroom
- Private Enclosed Garden
- Low Service Charge
- Great Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

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.

fixed price

**£185,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB105970](http://williamhbrown.co.uk/Property/ALB105970)



Property Ref:  
ALB105970 - 0002

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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.



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