

# Oliver & Akers

**St Annes Road, London Colney, St Albans, Herts, AL2**



**\*\*BILLS INCLUDED \*\*** Presented to a **HIGH STANDARD THROUGHOUT**. This **ONE BEDROOM ANNEX** is ideally situated for road and transport links and would suit a single professional applicant needing a modern base. **AVAILABLE 1st FEBRUARY , FULLY FURNISHED**. Please call **OLIVER AND AKERS** for further details.

- **One Bedroom Annex**
  - **Fully Furnished**
  - **Bills Included**
  - **Open Plan Living**
  - **Bedroom Area**
  - **Shower Room**
  - **Available 1st Feb**
  - **Single Occupancy Only.**
- £1,200 per month**

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Accommodation Comprises

**Entrance Lobby**

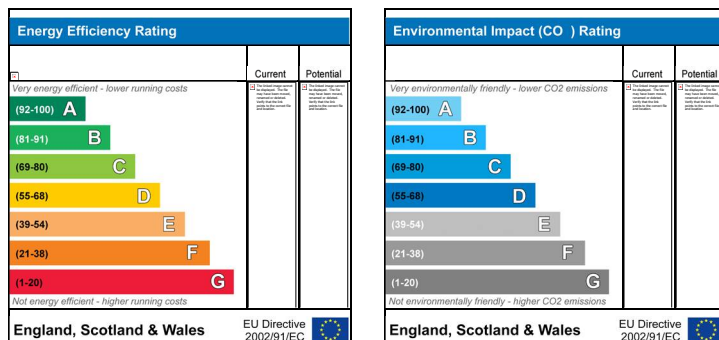
**Open Plan Living**

Lounge Area Kitchen Area Dining Area

**Bedroom Area**

**Shower Room**





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**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.