Oliver & Akers

Eskdale, London Colney, St. Albans, Hertfordshire, AL2



Situated in a GREAT LOCATION with easy access to local shops, road and transport links is this TWO BEDROOM TOP FLOOR APARTMENT. Offered with a NEW LONG LEASE ON COMPLETION, this property is offered CHAIN FREE!

- **Top Floor Flat**
- **Two Bedrooms**
- **Lounge/Diner**
- **Gas Central Heating**
- **Attic Storage**
- **Residents Parking**
- **Chain Free!**
- **New Lease on Completion**

£225,000 Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge /Diner 15'11" x 10'3" (4.85m x 3.12m)

Kitchen 8'6" x 8'6" (2.59m x 2.59m)

Bedroom One 12'8" x 10'3" (3.86m x 3.12m)

Bedroom Two 8'11" x 7'1" (2.72m x 2.16m)

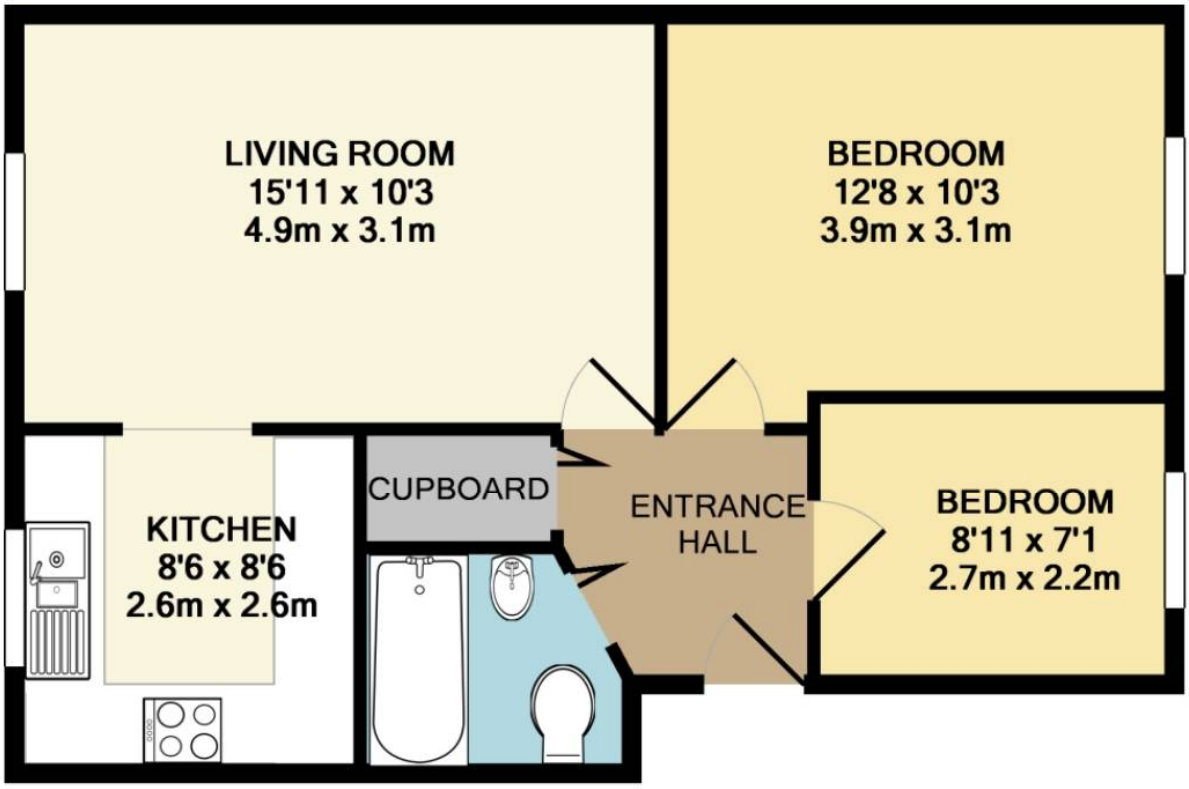
Bathroom

Exterior

Bedroom One

Residents Parking
First come first served basis

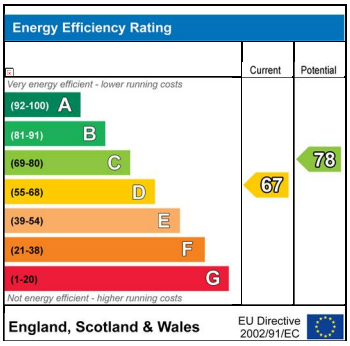
Lease Information
A new lease to be provided on completion

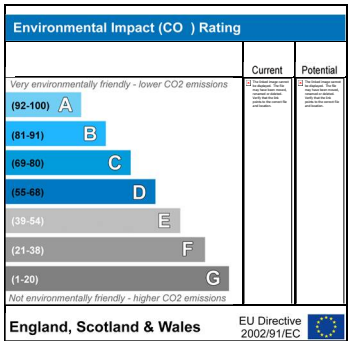


TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.