



First Floor Apartment

Two Bedrooms

New Bathroom

Modern Kitchen

Generous
Lounge/Diner

Residents Parking

Oliver
& Akers

01727 580085

18 Hardwicke Place, London Colney, St Albans, AL2 1PX

£259,950

www.oliverandakers.com

This MODERN TWO BEDROOM apartment is VERY WELL PRESENTED THROUGHOUT! Benefitting from an EXTENDED LEASE and RESIDENTS PARKING, this home is ideally situated for local shops, schools and amenities. With GREAT ROAD LINKS and easy access to TRANSPORT LINKS this lovely home MUST BE VIEWED!



or plan is a guide to layout and is for identification purposes only. It is not to scale and measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown on plan should not be relied upon. ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(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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