

**Ribbledale, London Colney, St Albans, Herts, AL2**



This TWO BEDROOM, GROUND FLOOR FLAT is situated in a popular location within easy reach of the Colney Fields Retail Park and with excellent road links. EXCELLENT ROAD AND TRANSPORT LINKS. Benefitting from Two RESIDENTS PARKING SPACES and a LONG LEASE, this property is offered CHAIN FREE!

- Ground Floor Flat
- Two Bedrooms
- 2 Parking Spaces
- Long Lease
- Close to Shops
- Great Transport Links
- Chain Free!
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**£230,000 Leasehold**

# Ribbledale, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

### Communal Entrance Lobby

#### Entrance Hall

Ceiling light point, Wood effect flooring, Security entryphone, Doors to..

#### Lounge/Diner 15'11" x 11'4" (4.85m x 3.45m)

Ceiling light point, Large picture window to front, Radiator, TV Point, Part glazed door to kitchen.

#### Kitchen 8'6" x 6'4" (2.59m x 1.93m)

Window to front, Ceiling light point, Range of fitted base and wall units, washing machine, dishwasher, fridge/freezer, Gas oven, Tiled flooring.

#### Bathroom

Tiled walls, Low level WC, Pedestal wash hand basin, Panel enclosed bath with shower above, Heated towel rail, Tiled flooring.

#### Bedroom One 12'8" x 9'2" (3.86m x 2.79m)

Large picture window to side, Ceiling light point, Radiator, Fitted carpet

#### Bedroom Two 9'2" x 6'0" (2.79m x 1.83m)

Window to side, Ceiling light point, Radiator, Fitted carpet

### Exterior

### Residents Permit Parking

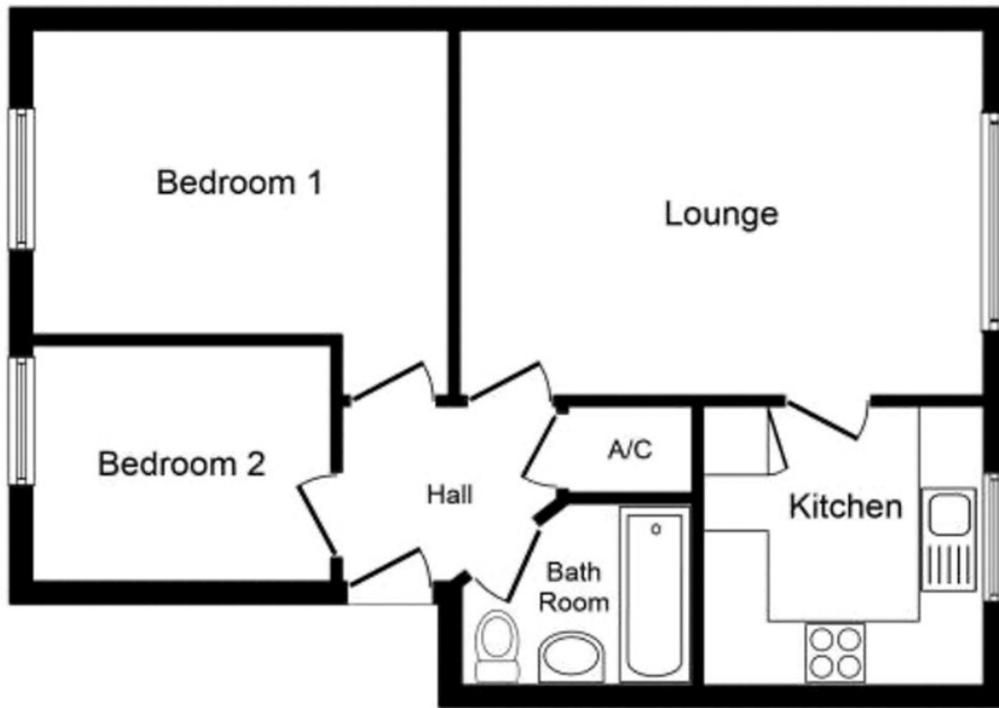
### Lease Information

ground rent £120 pa service charge 972 pa remaining lease 138 years

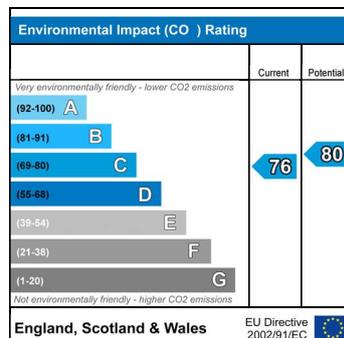
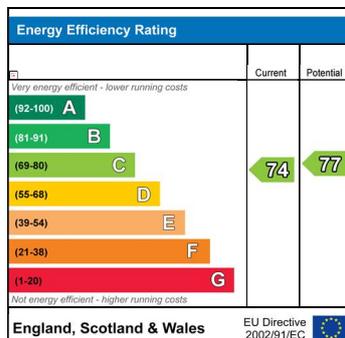
### Notes :

The property is currently rented, with the tenants due to vacate.





**Floor Plan**



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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (2) These particulars do not constitute part or all of an offer or contract.
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- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
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