

# Oliver & Akers

**Morris Way, London Colney, St Albans, Herts, AL2**



**WELL PRESENTED THROUGHOUT, this SPACIOUS TOP FLOOR FLAT enjoys UNINTERRUPTED VIEWS! Ideally situated for local shops, schools, amenities and transport links, this lovely apartment also boasts GAS CENTRAL HEATING, LOW CHARGES and a LONG LEASE!!**

- **Top Floor Flat**
- **Two Bedrooms**
- **Spacious Living Accommodation**
- **Gas Central Heating**
- **Long Lease**
- **Low Charges**
- **Close to Amenities**
- **Road/Transport Links**

**£240,000 Leasehold**

# Morris Way, London Colney, St Albans, Herts, AL2

## Accommodation Comprises

Entrance Lobby

Entrance Hall

Bedroom One **12'4" x 11'11" (3.76m x 3.63m)**

Bedroom Two **12'4" x 6'10" (3.76m x 2.08m)**

Bathroom **7'10" x 4'4" (2.39m x 1.32m)**

Open Plan Living **16'2" x 10'6" (4.93m x 3.20m)**

Kitchen Area

Dining Area

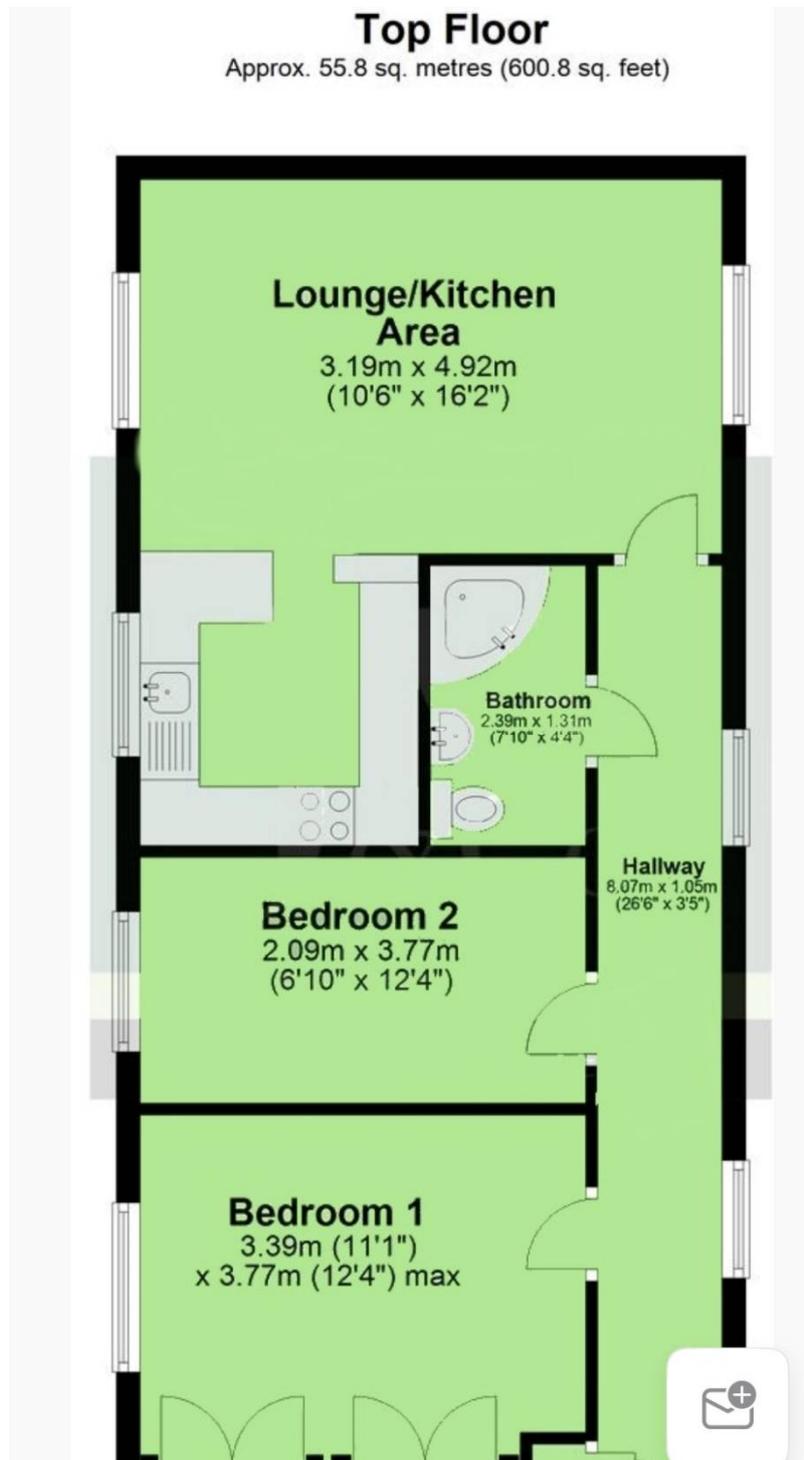
Lounge Area

Lease Information



# Top Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		75	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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.