

OLIVER & AKERS

Thamesdale, London Colney, Herts, AL2



NEWLY REFURBISHED THROUGHOUT!! Situated in a very popular location close to Colney Fields Retail Park and within easy reach of road and transport links. This 'STUNNING' two bedroom flat is available on a **LONG TERM LET** from **MID JULY!!**
Call 01727 580085 now to book your viewing!!

- **Two Bedrooms**
- **Refurbished Throughout**
- **Modern Bathroom**
- **Stunning Kitchen**
- **Lounge**
- **Communal Parking**
- **Great Location**
- **Long Term Let**

£950 per month

Thamesdale, London Colney, Herts, AL2

Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Lounge 15'9" x 11'3" (4.80m x 3.43m)

Kitchen 8'8" x 8'7" (2.64m x 2.62m)

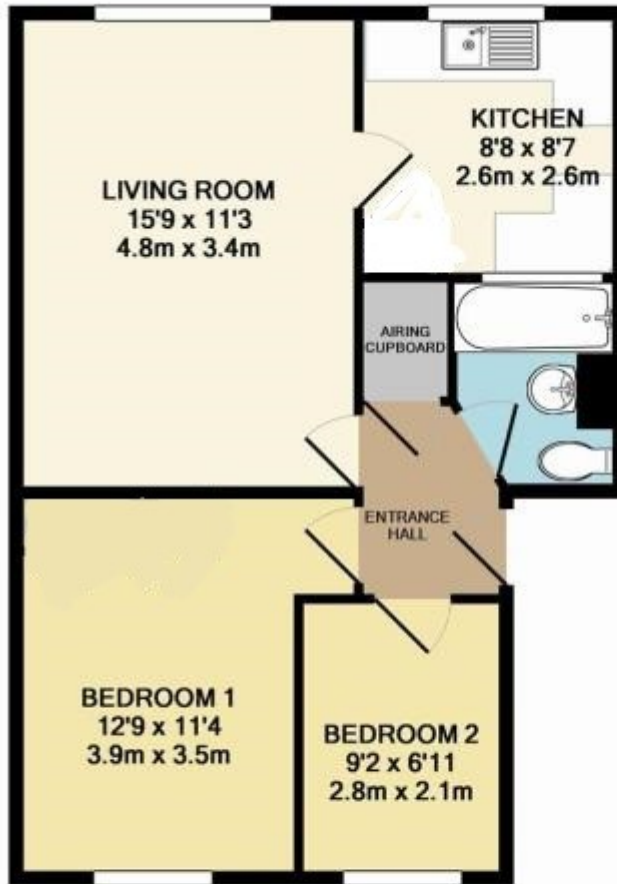
Bedroom One 12'9" x 11'4" (3.89m x 3.45m)

Bedroom Two 9'2" x 6'11" (2.79m x 2.11m)

Bathroom

Communal Parking





TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. It is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.