



# OLIVER & AKERS

**London Colney, St Albans, Herts**



Situated in a popular location close to shops and with great motorway links, this **LARGER THAN AVERAGE, TWO BEDROOM, GROUND FLOOR** flat is presented IN EXCELLENT CONDITION THROUGHOUT. Available NOW for a LONG TERM LET.

- **Two Bedrooms**
- **Ground Floor**
- **Modern Kitchen**
- **New Bathroom**
- **Close to Shops**
- **Excellent Road Links**
- **Available Early August.**
- **Long Term Let**

**£950 per month**

# London Colney, St Albans, Herts

## Accommodation Comprises

Communal entrance door.

## Communal Entrance Lobby

Stairs to all floors.

## Entrance Hall

Panelled front door. Coved Ceiling, Large built in cupboard, Fitted carpet.

## Lounge/Diner 18'1" x 11'2" (5.51m x 3.40m)

Large double glazed bay window overlooking communal grounds, Coved ceiling, Two radiators, Television point, Telephone point.

## Kitchen 9'2" x 9'2" (2.79m x 2.79m)

Double glazed window, Modern fitted kitchen with range of wall and base units, integrated appliances, including four ring gas hob oven, fridge and washing machine. Stainless steel sink unit with mixer taps, Large storage cupboard.

## Bedroom One 16'5" x 9'6" (5.00m x 2.90m)

Double glazed window, Coved ceiling, Double radiator.

## Bedroom Two 12'10" x 11'2" (3.91m x 3.40m)

Large double glazed window, Radiator.

## Bathroom

Modern bathroom suite, Low level WC, Pedestal wash hand basin, Panel enclosed bath with shower unit above and glazed shower screen, Tiled walls, Extractor fan, Radiator, Tiled flooring.

## Exterior

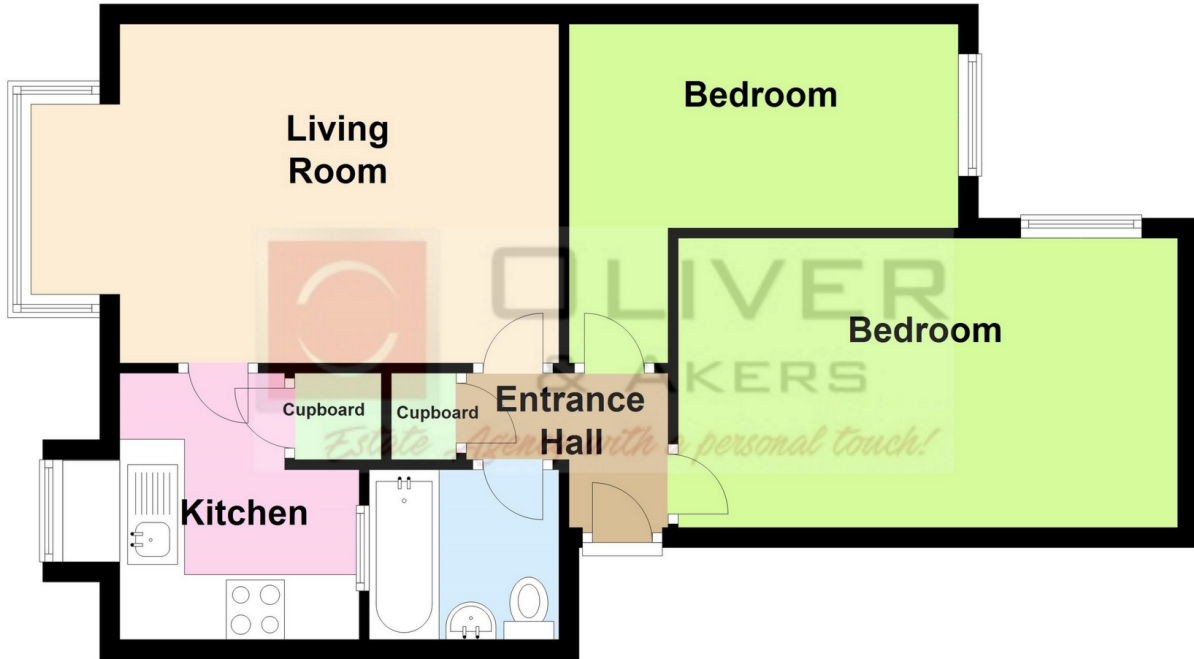
## Communal Gardens

Well tended communal gardens.

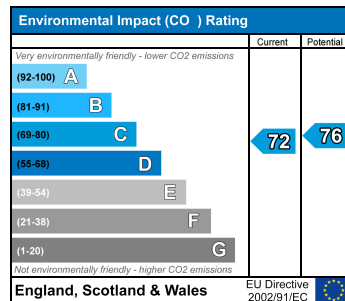
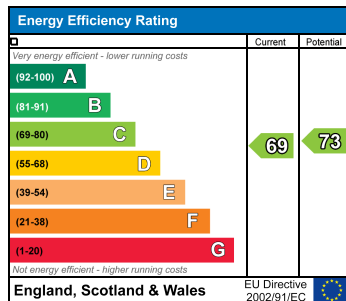
## Parking

Residents car park.





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



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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.