

OLIVER & AKERS

Wyedale, London Colney, Herts, AL2



This TWO BEDROOM, GROUND FLOOR APARTMENT benefits from GAS CENTRAL HEATING and GOOD SIZE ROOMS. Offered FULLY FURNISHED and WELL SITUATED FOR LOCAL AMENITIES AND TRANSPORT LINKS. This property is AVAILABLE LATE MARCH 2025

- Two Bedrooms
- Large Lounge/Diner
- Fitted Kitchen
- Ground Floor
- Residents Parking
- Close to Amenities
- Fully Furnished
- Available Late March

£1200 per month

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Accommodation Comprises

Security Entryphone system

Communal Entrance Lobby

Stairs to all floors

Entrance Hall

Security entry phone, Ceiling light point, Large Storage Cupboard, Fitted carpet, Doors to...

Lounge/Diner 15'6" x 11'4" (4.72m x 3.45m)

Window to front, Ceiling light point, Two Radiators, Sofa, Table and four chairs, Tv and tv unit, Welsh dresser, Fitted carpet, Door to kitchen

Kitchen 8'6" x 8'6" (2.59m x 2.59m)

Window to front, Ceiling light point, Part tiled walls, Range of fitted wall and base unit, Integrated Fridge/Freezer, Integrated dish washer, Washing machine, Gas hob with electric oven underneath and extractor fan above, Wood effect flooring.

Bedroom One 12'6" x 9'2" (3.81m x 2.79m)

Window to rear, Ceiling light point, Double bed, Fitted wardrobe with matching bedside cabinets and drawers, Radiator, TV and TV point, Fitted carpet.

Bedroom Two 9'1" x 6'11" (2.77m x 2.11m)

Window to front, Ceiling light point, Built in storage cupboard, Radiator, Single bed, Fitted carpet.

Bathroom

Part tiled walls, Ceiling light point, Low level WC, Panel enclosed bath with shower above, Pedestal wash hand basin, Heated towel rail, Vinyl floor covering.

Exterior

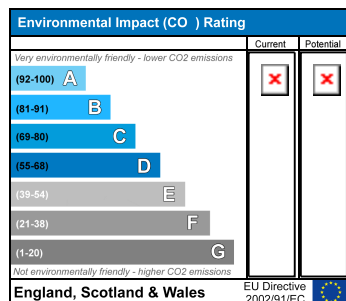
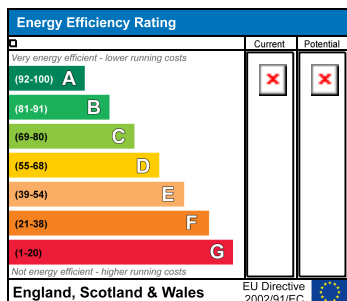
Residents Parking

Two residents car parks, offering ample parking.

Communal Grounds

Well maintained communal grounds and flower borders.





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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.