



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Russett Wood, Welwyn Garden City, Herts, AL7



Oliver & Akers are proud to present this one bedroom first floor apartment. Well presented throughout this property benefits from a modern Kitchen/ Bathroom and a good size double bedroom. Located within a 5 minute drive of all local amenities. Perfect for a first time buyer or investment buyer!

- **Modern Kitchen**
- **Resident Parking**
- **Double Bedroom**
- **Communal Gardens**
- **Modern bathroom**
- **Investment/ first time buy!**
- **Close to Amenities**
- **MUST SEE!**

**£200,000 Leasehold**

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## Accommodation Comprises

### Entrance Hall

Living Room 11'6" x 8'7" (3.51m x 2.62m)

Kitchen 10'8" x 8'7" (3.25m x 2.62m)

Bathroom 9'3" x 6'7" (2.82m x 2.01m)

Bedroom One 14'0" x 8'8" (4.27m x 2.64m)



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	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**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.