



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Eskdale, London Colney, Herts, AL2



This TWO BEDROOM, GROUND FLOOR property is presented to a HIGH SPECIFICATION THROUGHOUT. Situated in a POPULAR LOCATION with GREAT ROAD and BUS LINKS, this property also benefits from GAS CENTRAL HEATING, DOUBLE GLAZING and an EXTENDED LEASE.

An ideal INVESTMENT OPPORTUNITY or FIRST TIME BUY.

Offered CHAIN FREE this property MUST BE VIEWED!

- Ground Floor Flat
- Two Bedrooms
- Open Plan Living
- Modern Kitchen
- Gas Central Heating
- Long Lease
- Popular Location
- Chain Free!

£259,950 Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall
Security Alarm

Open Plan Living Accommodation

Kitchen/ Breakfast Room 8'6" x 8'6" (2.59m x 2.59m)

Lounge/ Dining Area 15'9" x 11'5" (4.80m x 3.48m)

Bedroom One 12'9" x 9'2" (3.89m x 2.79m)

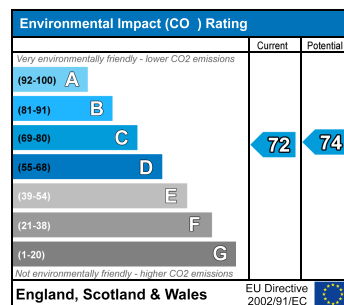
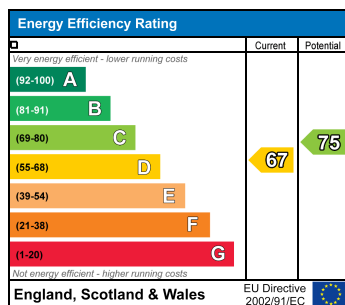
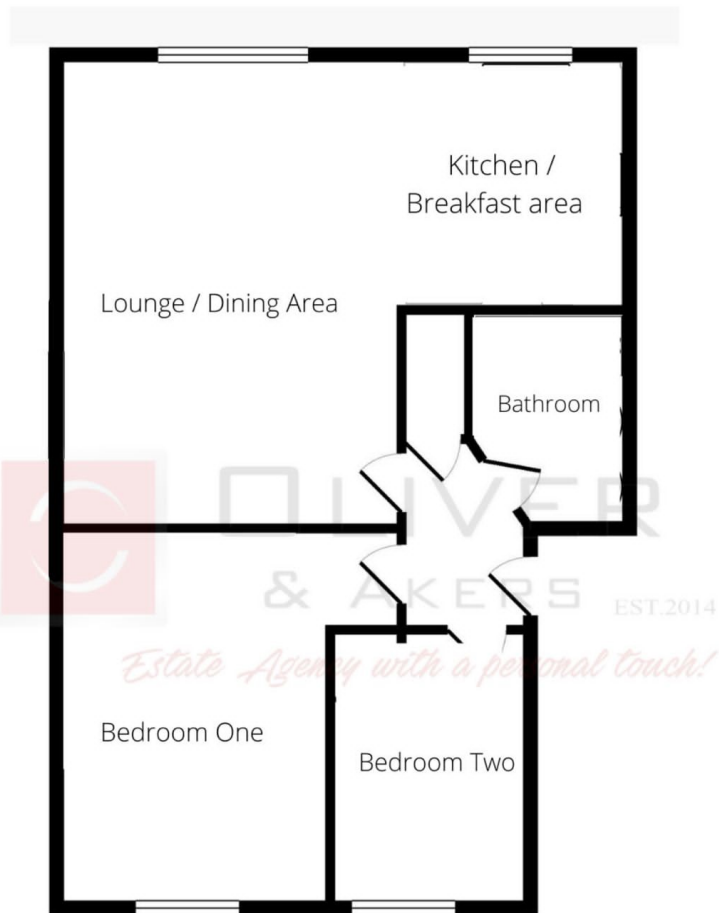
Bedroom Two 9'2" x 6'11" (2.79m x 2.11m)

Bathroom

Exterior

Parking





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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.