



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Eskdale, London Colney, St Albans, Hertfordshire, AL2



Situated in a POPULAR LOCATION with easy access to LOCAL SHOPS and with GREAT ROAD LINKS. This TWO BEDROOM GROUND FLOOR FLAT benefits from GAS CENTRAL HEATING (with remaining warranty), REPLACEMENT DOUBLE GLAZING and 145 years remaining on the lease. Available CHAIN FREE, this is a GREAT FIRST TIME or INVESTMENT BUY!

- **Ground Floor Flat**
- **Two Bedrooms**
- **New Bathroom**
- **Lounge/Diner**
- **Gas Central Heating**
- **New Double Glazing**
- **Long Lease**
- **Chain Free!**

Guide Price £240,000 Leasehold

Eskdale, London Colney, St Albans, Hertfordshire, AL2

Accommodation Comprises

Entrance Lobby

Entrance Hall

Lounge/Diner 16'2" x 11'5" (4.93m x 3.48m)

Kitchen 8'5" x 8'5" (2.57m x 2.57m)

Bathroom 8'4" x 6'11" (2.54m x 2.11m)

Bedroom One 12'7" x 11'6" (3.84m x 3.51m)

Bedroom Two 9'2" x 6'10" (2.79m x 2.08m)

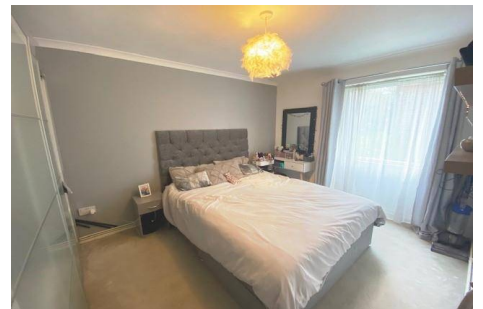
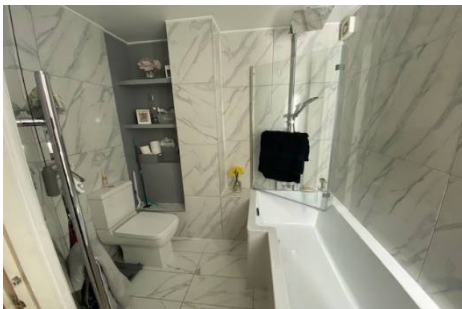
Exterior

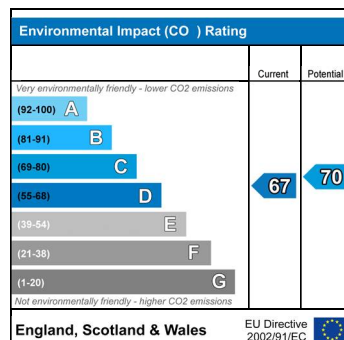
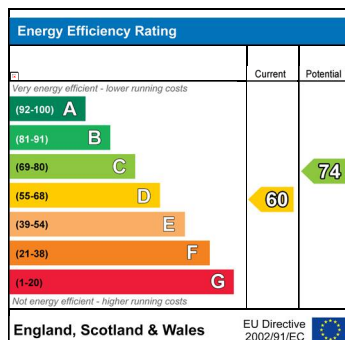
Residents Parking

Communal Gardens

Lease Information

189 years from 29/9/79 service charges £290 per quarter





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: 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.