



OLIVER

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Estate Agency with a personal touch!

Thamesdale, London Colney, Herts, AL2



Situated in a great location within easy reach of local shops and with great motorway links this first floor flat is offered for sale with tenants in situ. Currently commanding a rental of £850 pcm this property benefits from a long lease.

- **One Bedroom Flat**
- **First Floor**
- **Lounge/ Diner**
- **Kitchen**
- **Bathroom**
- **Residents Parking**
- **Great Location**
- **Tenants in Situ**

£220,000- Leasehold

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Accommodation Comprises

Entrance Lobby

Entrance Hall

Lounge/Diner 15'8" x 9'6" (4.78m x 2.90m)

Storage heater. TV & telephone points. Door to kitchen. Single glazed window to front aspect.

Kitchen 10'1" x 6'7" (3.07m x 2.01m)

Fitted kitchen comprising a range of base & wall mounted wooden look units with roll edge worktops over. Tiled walls. Sink & drainer unit. Double oven with electric hob & cookerhood over. Plumbing for washing machine. Space for fridge/freezer. Two storage cupboards. Window to front aspect.

Bedroom One 10'3" x 9'8" (3.12m x 2.95m)

10'3" x 9'10" (3.12m x 3.00m), Fitted wardrobes. Single glazed window to rear aspect.

Bathroom

Bath with shower attachment, wash hand basin with vanity storage & low level W.C. Part tiled walls. Extractor fan.

Attic Space

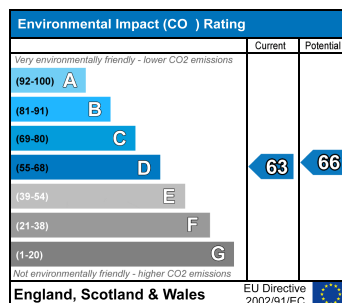
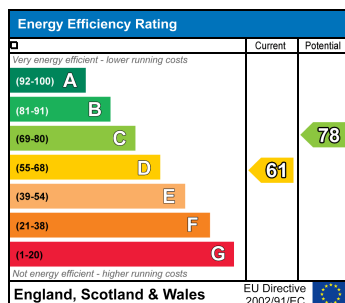
Exterior

Communal Grounds

Lease Information

The remaining lease length is 165 years from 1979 - so 122 years. The service charge for the year 25/6/2020 to 24/6/2021 was £900. The ground rent is £100 p.a.





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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.
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