



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Ribbledale, London Colney, St Albans, Herts, AL2



Situated in a GREAT LOCATION within WALKING DISTANCE of SHOPS and with GREAT TRANSPORT and ROAD LINKS. This ONE BEDROOM FLAT has a SUNNY ASPECT PRIVATE GARDEN! Also boasting a LONG LEASE and LOW CHARGES. This property MUST BE VIEWED! Call OLIVER AND AKERS NOW on 01727 580085 to book your viewing!

- One Bedroom Flat
- Own Private Garden
- Open Plan Living
- Long Lease
- Low Charges
- Close to Shops
- Great Road Links
- Must Be Viewed!

Guide £215,000 Leasehold

Ribbledale, London Colney, St Albans, Herts, AL2

Accommodation Comprises

Entrance Porch

Open Plan Living Accommodation 16'6" x 14'4" (5.03m x 4.37m)

Bedroom 9'4" x 8'10" (2.84m x 2.69m)

Bathroom 7'2" x 4'7" (2.18m x 1.40m)

Exterior

Private Rear Garden

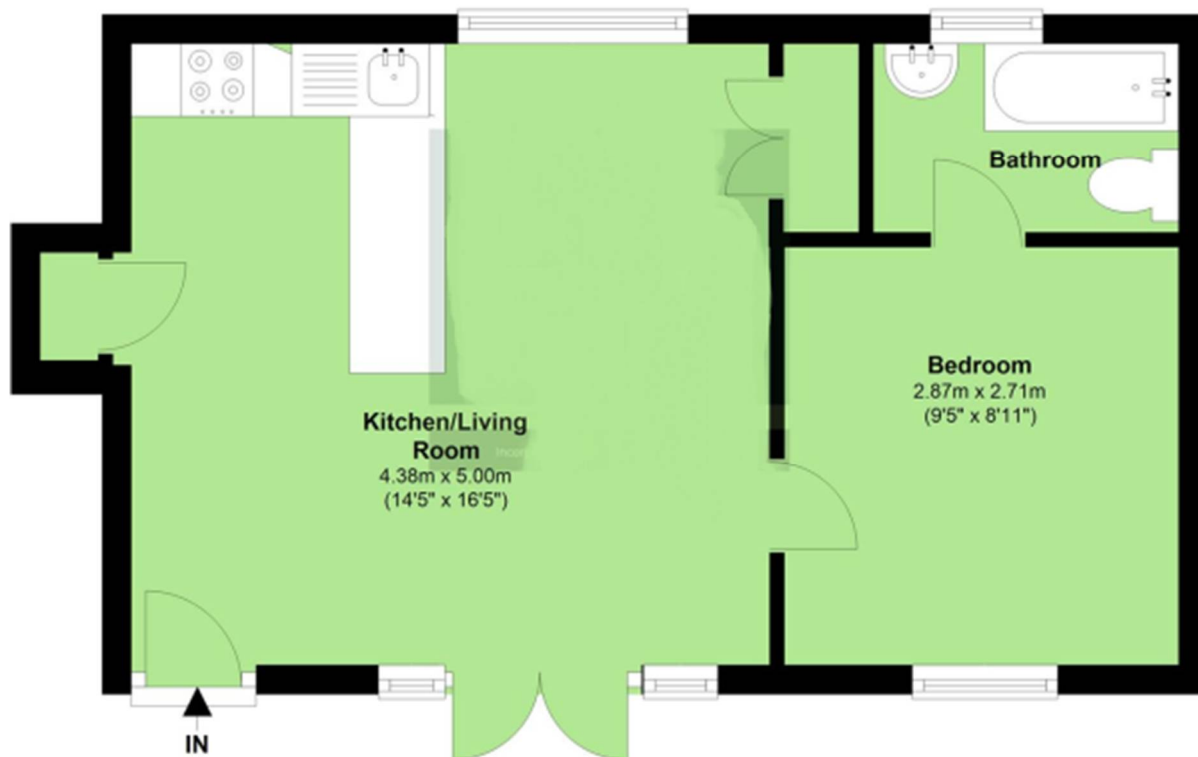
Pariking

Lease Information

93 years remaining Ground rent £60 per half years



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.