



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Ribbledale, London Colney, St Albans, Herts, AL2



Situated on the **FIRST FLOOR** in a **POPULAR BLOCK** which is **CLOSE TO AMENITIES** and has **GREAT ROAD AND TRANSPORT LINKS**, this **ONE BEDROOM FLAT** is **LIGHT AND AIRY THROUGHOUT**.

Available **FURNISHED** from **NOVEMBER** for a **LONG TERM LET**.

- **One Double Bedroom**
- **Open Plan Living**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazed**
- **Residents Parking**
- **Available Early November**
- **Long Term Let**

£925 per month

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Accommodation Comprises

Communal Entrance Hall

Entrance Hall

Open Plan Living Accommodation

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

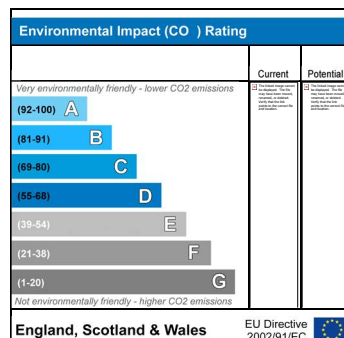
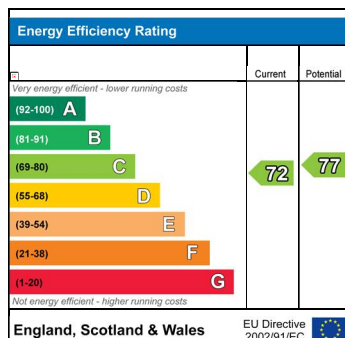
Kitchen/ Dining Area 10'1" x 6'8" (3.07m x 2.03m)

Bedroom 12'4" x 9'5" (3.76m x 2.87m)

Bathroom

Exterior





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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.