



**OLIVER**  
**& AKERS** EST.2014

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## **Somerset Court, London Colney, Herts, AL2**



A stunning two bedroom top floor apartment presented in fantastic condition throughout. This property offers a large double aspect open plan lounge/kitchen/diner, two double bedrooms with en suite to master and a modern fitted bathroom suite. Externally the home offers an allocated off street parking space with ample visitor parking and communal garden areas to the rear. Somerset Court is located just off of Thamesdale in London Colney, in close proximity to the M1 and M25.

- **Lounge Area**
- **Kitchen Area**
- **Two Bedrooms**
- **Bathroom & En-Suite**
- **Top Floor**
- **GREAT Location**
- **Available September**
- **LONG Term Rental**

# Somerset Court, London Colney, Herts, AL2

## Accommodation Comprises

### Entrance Hall

Door to front, phone entry system, loft access, radiator and wood flooring.

### Open Plan Lounge/ Kitchen/ Diner 22'2" x 13'0" (6.76m x 3.96m)

Double glazed window to side and rear, radiator and laminate wood flooring. Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink/drainers, gas oven and hob and extractor fan.

### Bedroom One 13'5" x 9'9" (4.09m x 2.97m)

Double glazed window to side, radiator and fitted carpet.

### En-Suite

Shower cubicle, WC, wash hand basin and vinyl flooring.

### Bedroom Two 13'0" x 8'6" (3.96m x 2.59m)

Double glazed window to rear, radiator and fitted carpet.

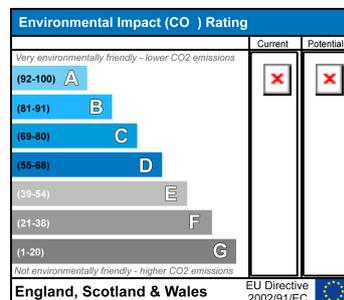
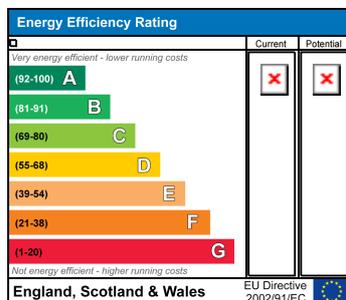
### Bathroom

Bath with shower, WC, wash hand basin, radiator and lino flooring.

### Exterior

Allocated parking space, visitors parking and communal gardens.





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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. It is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.