



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Haseldine Road, London Colney, St Albans, Herts, AL2



COMING SOON! This spacious first floor maisonette is situated in the centre of London Colney Village and ideally placed for shops, schools, road and transport links. Benefitting from it's own private garden call 01727 580085 now to register your interest.

- **First Floor Maisonette**
- **Own Garden**
- **Two Double Bedrooms**
- **Fitted Kitchen**
- **Central Location**
- **Long term Rental**
- **Available End August**
- **Call Now to View**

£1,250 per month

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Accommodation Comprises

Stairs to First Floor

Kitchen 10'4" x 9'9" (3.15m x 2.97m)

Lounge 16'2" x 10'9" (4.93m x 3.28m)

Bedroom One 14'2" x 9'9" (4.32m x 2.97m)

Bedroom Two 11'8" x 8'10" (3.56m x 2.69m)

Bathroom

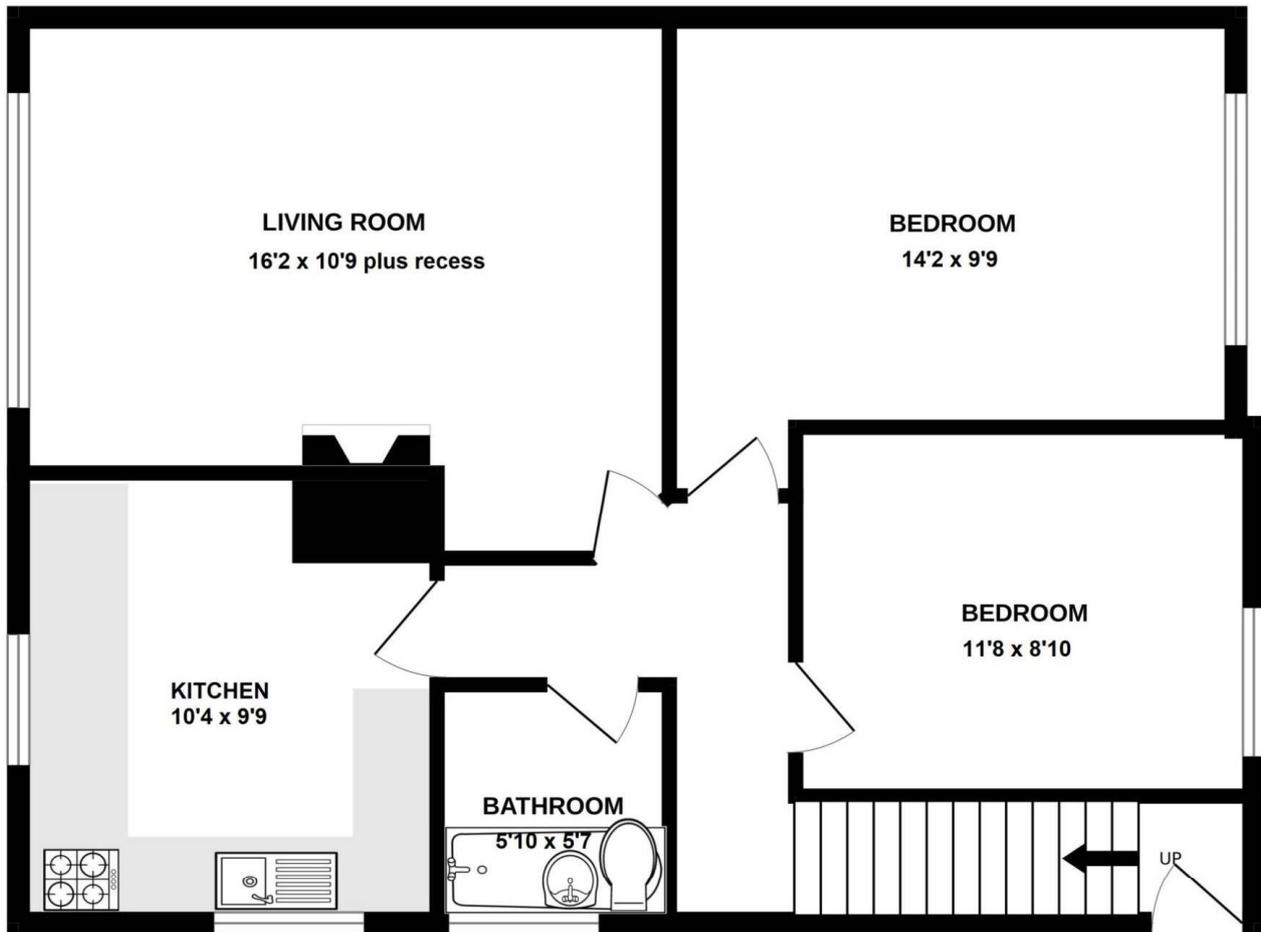
Exterior

Private Rear Garden

On Street Parking



FIRST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		57	64
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England, Scotland & Wales		45	58
EU Directive 2002/91/EC			

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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.