



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Ribbledale, London Colney, St Albans, Herts, AL2



This ONE BEDROOM GROUND FLOOR FLAT has the benefit of its OWN PRIVATE GARDEN! With the POTENTIAL TO ADD ANOTHER ROOM (subject to the necessary consents) This home is offered for sale with a BRAND NEW LEASE.

This very WELL PRESENTED HOME property has the added benefit of GAS CENTRAL HEATING and a NEW BATHROOM! Located within very easy access to all local amenities, including shops, parks and motorway links.

- **Ground Floor**
- **Own Garden**
- **New Bathroom**
- **Gas Central Heating**
- **Low Charges**
- **Scope to Extend**
- **Great Location!**
- **Potential to Extend**

£249,950 Leasehold

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Accommodation Comprises

Open Plan Lounge/Kitchen Diner 16'6" x 14'4" (5.03m x 4.37m)

Bedroom 9'4" x 8'9" (2.84m x 2.67m)

Bathroom

Exterior

Own Walled Garden





Total floor area 34.1 sq.m. (367 sq.ft.) approx

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		
	69	72
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		

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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.