



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

*Estate Agency with a personal touch!*

## **Meadow Close, London Colney, St Albans, Herts, AL2**



**This TWO BEDROOM. FIRST FLOOR FLAT is IN NEED OF WORK THROUGHOUT.**

Offered with a **NEW LEASE ON COMPLETION**, this property is situated in a **CENTRAL LOCATION** within easy reach of, shops, schools and amenities. Also benefiting from **GREAT ROAD AND TRANSPORT LINKS**, this home is **OFFERED CHAIN FREE!**

- **Modernisation Required**
- **First Floor Flat**
- **Two Bedrooms**
- **New Lease on Completion**
- **Pretty Communal Grounds**
- **Residents Parking**
- **Central Location**
- **Chain Free!**

**£200,000 - Leasehold**

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## Accommodation Comprises:

### Entrance Lobby

Stairs to all floors

### Entrance Hall

Lounge/Diner 16'4" x 12'6" (4.98m x 3.81m)

Kitchen 9'8" x 8'4" (2.95m x 2.54m)

Bedroom One 14'1" x 9'5" (4.29m x 2.87m)

Bedroom Two 10'5" x 7'6" (3.18m x 2.29m)

Bathroom 8'4" x 6'3" (2.54m x 1.91m)

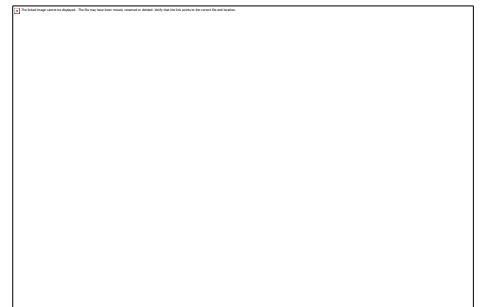
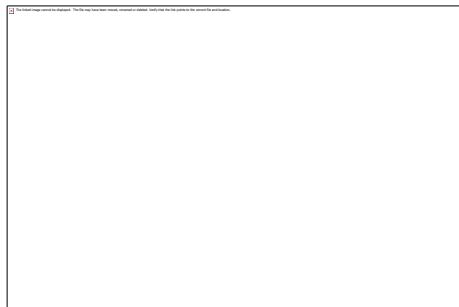
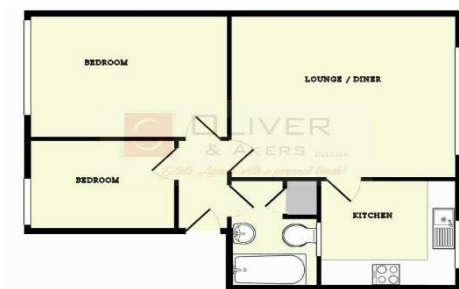
### Exterior

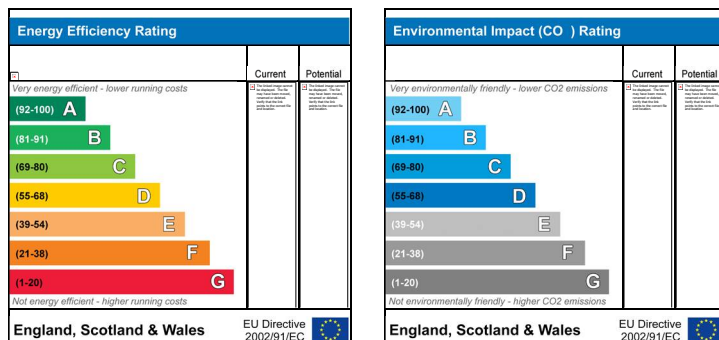
### Communal Grounds

### Residents Parking

### Lease Information

A new 99 year lease will be offered on completion





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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.