

Estate Agency with a personal touch!

Hardwicke Place, London Colney, St Albans, Herts, AL2



This ONE BED TOP FLOOR FLAT is situated within a PEACEFUL LOCATION with easy access to local shops and amenities and with GREAT ROAD AND TRANSPORT LINKS. Benefiting from a LONG LEASE, this home which is IN NEED OF SOME MODERNISATION is OFFERED CHAIN FREE!

- One Bedroom
- Top Floor Flat
- Long Lease
- Some Modernisation Required
- Communal Gardens
- Residents Parking
- Road/ Transport Links
- Chain Free!

Offers in excess of £190,000 Leasehold

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Lounge/ Diner 4.71m x 2.95m (15'5" x 9'8")

Kitchen 3.08m x 2.03m (10'1" x 6'8")

Bathroom

Bedroom 3.08m x 2.87m (10'1" x 9'5")

Exterior

Pretty communal garden

Parking

Parking available on a first come first served basis

Lease Information

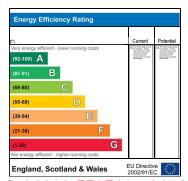
122 years on lease service charge £1296 pa Ground rent £250

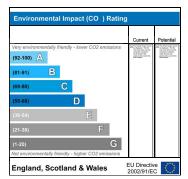












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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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.