



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

*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**

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

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.