



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Eskdale, London Colney, Herts, AL2



A truly good example of a well presented, TWO BEDROOM, ground floor apartment within this sought after location in London Colney Village. Offered CHAIN FREE and with an EXTENDED LEASE, this is an IDEAL FIRST TIME BUY. Within VERY EASY access to local shops, parks and motorway links.

- Ground Floor
- Two Bedrooms
- New Shower Room
- Private Location
- Communal Gardens
- Communal Parking
- Long Lease
- Offered Chain Free

**£259,950 Leasehold**

# Eskdale, London Colney, Herts, AL2

## Accommodation Comprises

### Communal Entrance

### Entrance Hall

Lounge/Diner **15'10" x 11'5" (4.83m x 3.48m)**

Kitchen **8'6" x 8'6" (2.59m x 2.59m)**

Bedroom One **12'7" x 11'5" (3.84m x 3.48m)**

Bedroom Two **9'0" x 6'11" (2.74m x 2.11m)**

### Exterior

### Communal Gardens & Parking







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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.