



OLIVER

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Estate Agency with a personal touch!

Broadlake Close, London Colney, St Albans, Herts, AL2



This ONE bedroom GROUND FLOOR apartment benefitting from a complete refurbishment including BRAND NEW kitchen and shower room! Located at the end of this quiet PRIVATE ROAD giving very easy access to all local amenities and motorway links.

- Lounge/Diner
- BRAND NEW Kitchen
- NEW Shower Room
- Double Bedroom
- Ground Floor
- Residents Parking
- Communal Gardens
- Available Now!

£1,195 per month

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Kitchen 8'8" x 6'9" (2.64m x 2.06m)

Lounge/Diner 18'6" x 10'5" (5.64m x 3.18m)

Bathroom 6'10" x 6'0" (2.08m x 1.83m)

Bedroom 15'0" x 8'4" (4.57m x 2.54m)

Exterior

Residents Parking

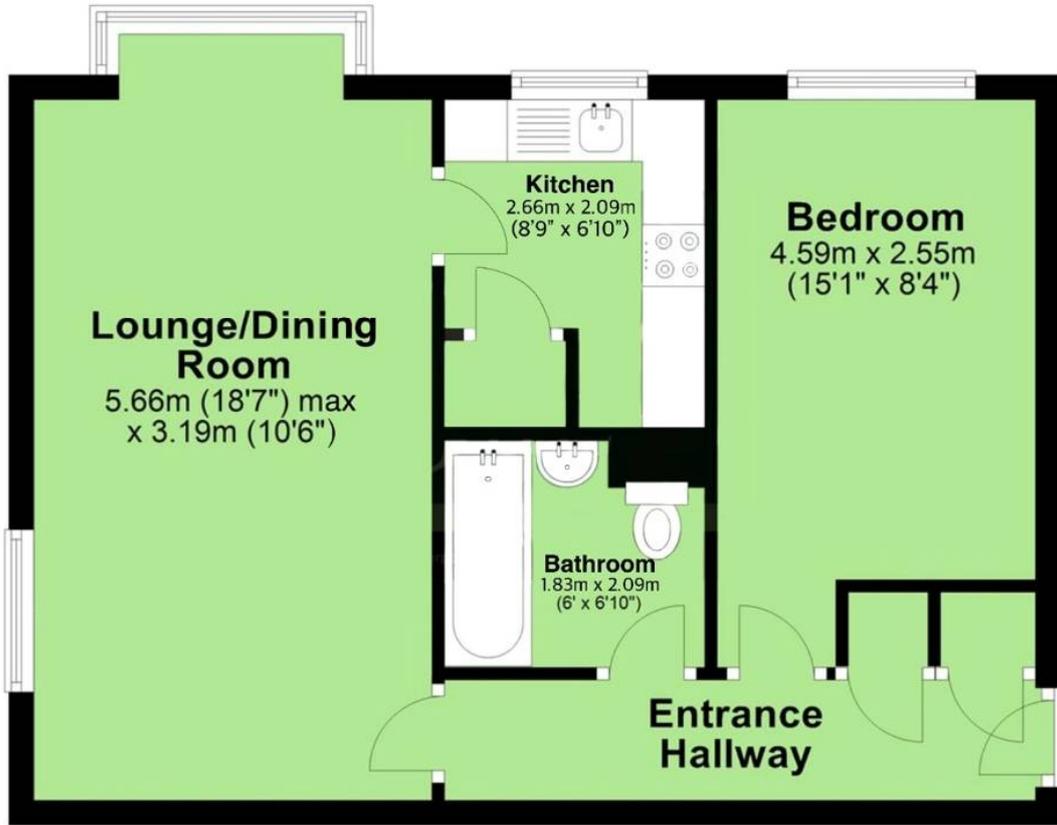
Communal Garden



Floor Plan

First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 45.9 sq. metres (494.2 sq. feet)

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			
		66	79
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

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- (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.