



OLIVER

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Estate Agency with a personal touch!

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



This newly decorated ONE BEDROOM FIRST FLOOR FLAT, boasts ENVIABLE LAKESIDE VIEWS from both the lounge and kitchen. Also benefitting from a GARAGE and LONG LEASE and within a great location for shops, amenities and transport links. This property is offered CHAIN FREE!

- **First Floor Flat**
- **One Double Bedroom**
- **Newly Redecorated**
- **Long Lease**
- **Own Garage**
- **Close to Amenities**
- **Transport Links**
- **Chain Free**

£195,000 Leasehold

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Accommodation Comprises

Entrance Lobby

Stairs to All Floors

Entrance Hall

Lounge/Diner 15'8" x 9'8" (4.78m x 2.95m)

Kitchen 10'0" x 6'7" (3.05m x 2.01m)

Bathroom 6'7" x 5'7" (2.01m x 1.70m)

Bedroom 12'10" x 9'2" (3.91m x 2.79m)

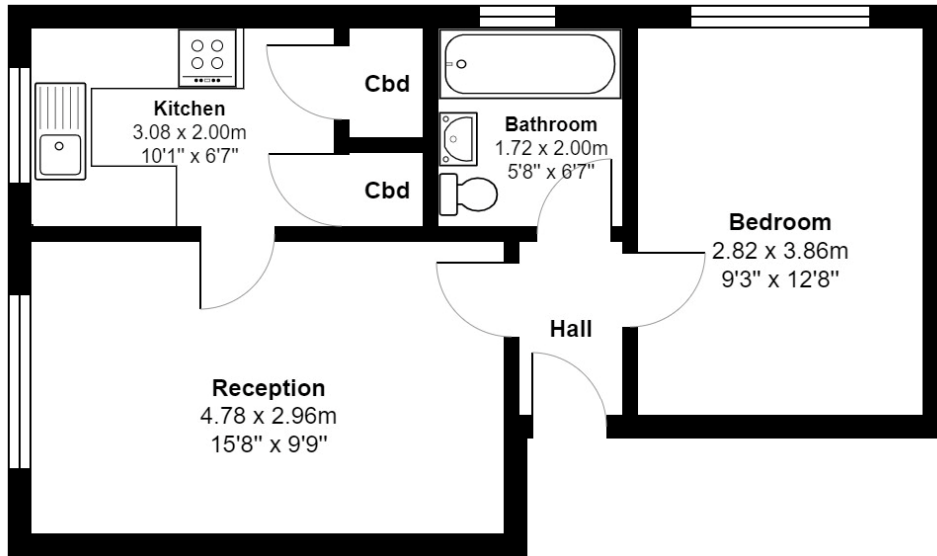
Exterior

Communal Gardens

Residents Parking

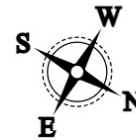
Lease Information





Total Area: 39.2 m² ... 422 ft²

All measurements are approximate and for display purposes only



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			
		45	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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- (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.