



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Eskdale, London Colney, St Albans, Herts, AL2



This ONE BEDROOM GROUND FLOOR FLAT boasts its OWN PRIVATE GARDEN! Ideally situated in a POPULAR LOCATION with easy access to local shops and amenities, this home also benefits from GREAT ROAD AND TRANSPORT LINKS. With riverside walks and country pubs also on the doorstep, this is a great FIRST TIME OR INVESTMENT PURCHASE!

- **Ground Floor Flat**
- **One Double Bedroom**
- **Own Private Garden**
- **Low Charges**
- **Close to Amenities**
- **Road and Transport Links**
- **Great First Time Buy!**
- **Investment Potential**

£215,000 Leasehold

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Accommodation Comprises

Entrance Porch

Open Plan Living Accommodation 16'4" x 14'2" (4.98m x 4.32m)

Double Bedroom 9'7" x 8'8" (2.92m x 2.64m)

Bathroom

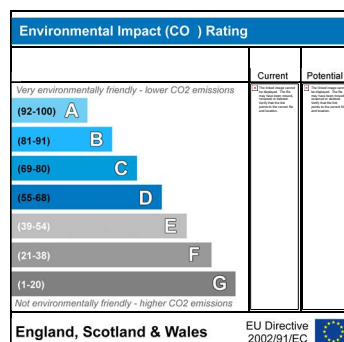
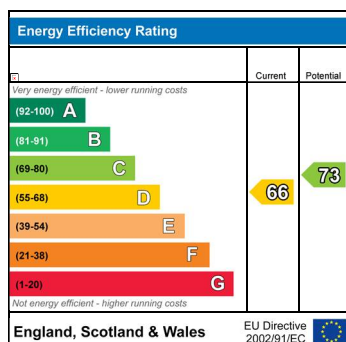
Exterior

Own Private Garden

Lease Information

85 Year Lease Remaining





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.