



73 St. Annes Road, , London Colney, Hertfordshire AL2 1PA

£299,950

This TWO DOUBLE bedroom first-floor maisonette with PRIVATE GARDEN is offered in good condition. It benefits from a good-sized kitchen/diner, 17ft lounge, bright bathroom, double glazed and gas central heating throughout. With a newly extended lease and offered CHAIN FREE!! Easy access & walking distance to local amenities including Colney Fields Shopping Park, parks, schools and public transport.

This property is ideally located in London Colney, a popular village on the outskirts of St. Albans offering easy access to the M1 & M25 motorway networks and lovely walks in the Broad Colney Lakes Nature Reserve.

Accommodation Comprises Of

Obscured double glazed window to front and side. Obscured single glazed door to front. Entrance to.

Entrance Porch

Ceiling light point. Power point. Stairs to first floor. Vinyl flooring. Entrance to.

Landing



Ceiling light point. Smoke alarm. Access to loft via pull down ladder. Radiator. Power points. Telephone point. Fitted carpet. Doors to.

Kitchen/Diner

12'0" x 10'11" (3.66 x 3.33)



Double glazed window to rear. Ceiling light point. Range of fitted wall and base units. Wall-mounted combi boiler. Stainless steel sink unit with mixer taps. Four ring gas hob with built-in oven and extractor fan. Space for Fridge. Space for Freezer. Recess and plumbing for washing machine. Two storage cupboards. Part tiled walls. Power points. Radiator. Tiled flooring.

Lounge

17'3" x 11'3" (5.26 x 3.44)



Double glazed window to front. Ceiling light point. Covered ceiling. Television point. Power points. Radiator. Fitted carpet.

Master Bedroom

13'4" x 8'8" (4.08 x 2.66)



Double glazed window to front. Ceiling light point. Built in cupboard. Telephone point. Power points. Radiator. Fitted carpet.

Bedroom Two

12'5" x 8'11" (3.81 x 2.72)



Double glazed window to rear. Ceiling light point. Radiator. Power points. Fitted carpet.

Family Bathroom



Obscured double glazed window to side. Ceiling light point. Panel enclosed bath with mixer taps and electric shower above. Vanity unit with inset wash hand basin and built in storage below. Low level WC. Fully tiled walls. Radiator. Tiled flooring.

Exterior



Rear Garden

Mainly laid to lawn. Range of plants and shrubs. Brick built outhouse.

Front Garden



Mainly laid to lawn.

Parking

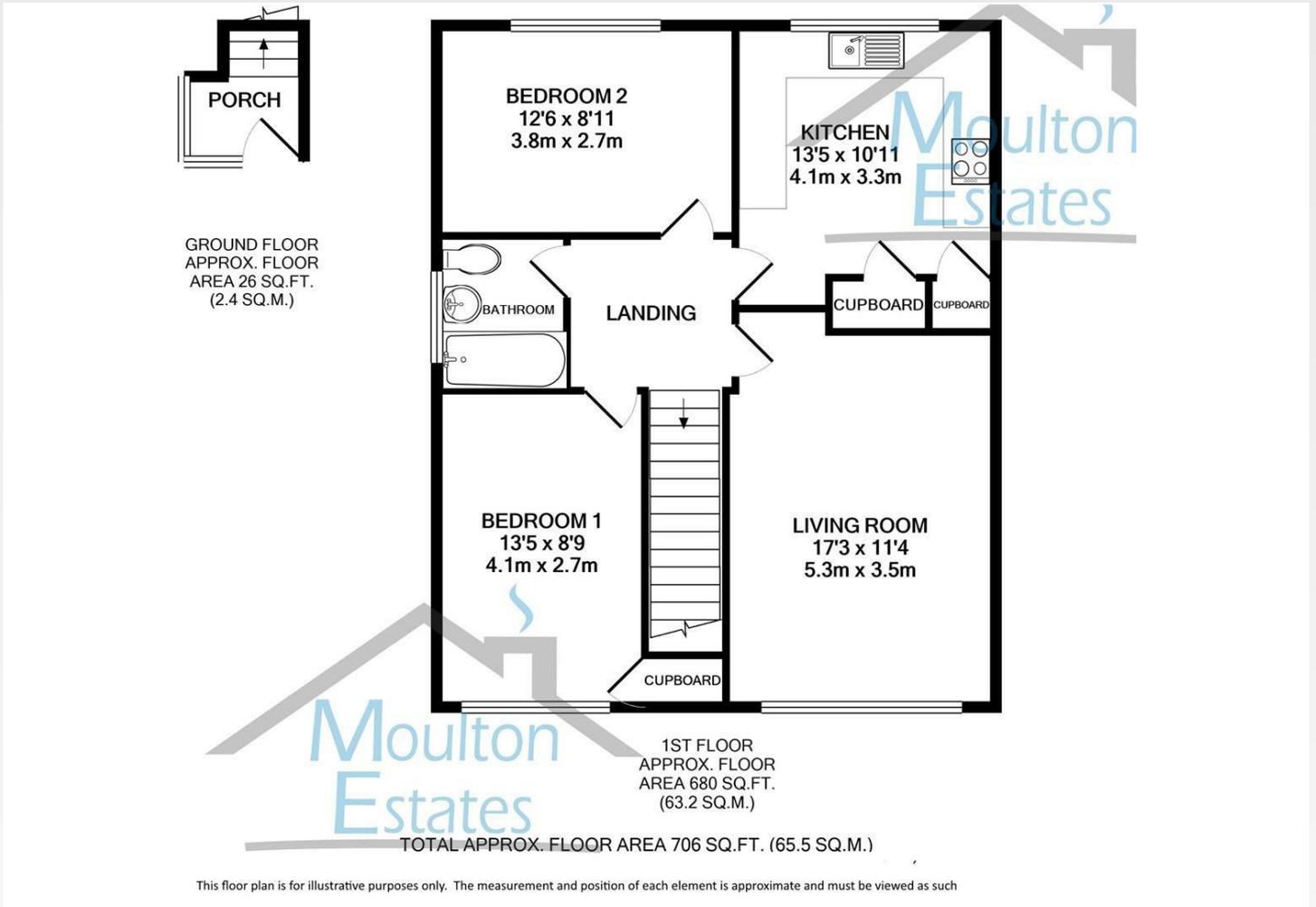
On street parking available on a first come first served basis.

Lease Details

Lease - Currently being extended to 125 years - Please enquire further for more information

Service Charges - £370per annum approx

Ground Rent - £10 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	



IMPORTANT INFORMATION: For clarification, we wish to inform the prospective tenant/purchaser that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The content of this publication is copyright of Let Me Ltd™ trading as Moulton Estates and Let Me Properties, 2017. Let Me™ Ltd Registered in England and Wales No. 06620607.