

Cotlandswick

London Colney, AL2 1EH



Incorporating **LANGLEY'S**

Cotlandswick

London Colney, AL2 1EH

£150,000

- No Upper Chain
- Modernisation Required
 - First Floor
 - One Double Bedroom
- Ideal Investment Opportunity
 - Communal Gardens
 - External Storage Unit
- Low Maintenance Charges





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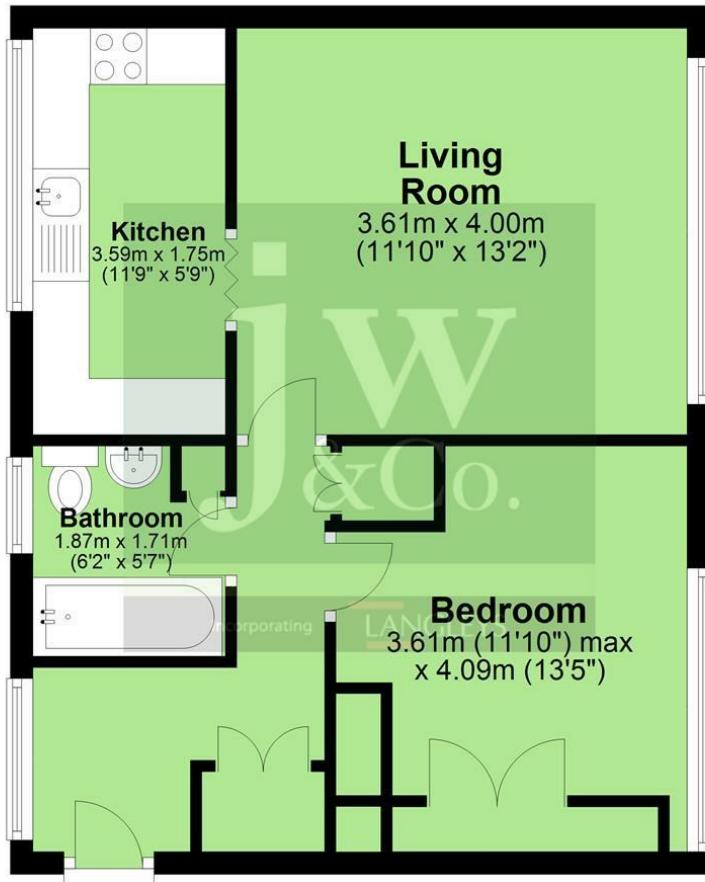
CASH BUYERS ONLY

Offered with no upper chain and in need of refurbishment comes this generously sized first floor purpose built flat located within a short distance of London Colney High Street. The property can be seen as an ideal investment opportunity and one that the successful applicants can really put their own stamp on. Internally the property comprises; entrance hallway, one double bedroom, bathroom, living room and kitchen. The property benefits from an additional external storage shed and communal gardens.



First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 44.4 sq. metres (477.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(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		



JW&Co St Albans
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Entrance Hallway

Bedroom
11'9" x 13'5" (3.60 x 4.09)

Bathroom
6'1" x 5'7" (1.87 x 1.71)

Living Room
11'10" x 13'1" (3.61 x 4.00)

Kitchen
11'9" x 5'8" (3.59 x 1.75)

Leasehold
Approx. 82 years remaining

Service Charge
Approx. £191.98 per month (Until September 2024)
Usually £804.85 per annum

Ground Rent
£10 per annum

Annual Insurance
£243.24

EPC Rating
F

Council Tax
Band B

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