

# Cotlandswick

London Colney, AL2 1EG





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Guide Price £225,000

- No Upper Chain
- Two Double Bedrooms
  - Ground Floor
- New Intercom System
- Walking Distance To Local Amenities
  - Communal Gardens
  - External Storage Unit
  - Gas Central Heating
- Ideal First Time Purchase
- Great Buy To Let Investment







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Presented with no upper chain, this generously proportioned ground floor purpose-built flat is conveniently situated just a stone's throw away from London Colney High Street. Offering ample space and brimming with potential, this property presents an ideal investment opportunity. Inside the property presents an entrance hallway, two double bedrooms, a bathroom, kitchen, and lounge, along with an outdoor lock-up. Located near local amenities, residents will find shops, leisure facilities and schools within easy reach. Furthermore, the property benefits from its proximity to major transportation links, with the M25 accessible in just 5 minutes and the M1 a short 10-minute drive away, ensuring effortless commuting and travel opportunities.

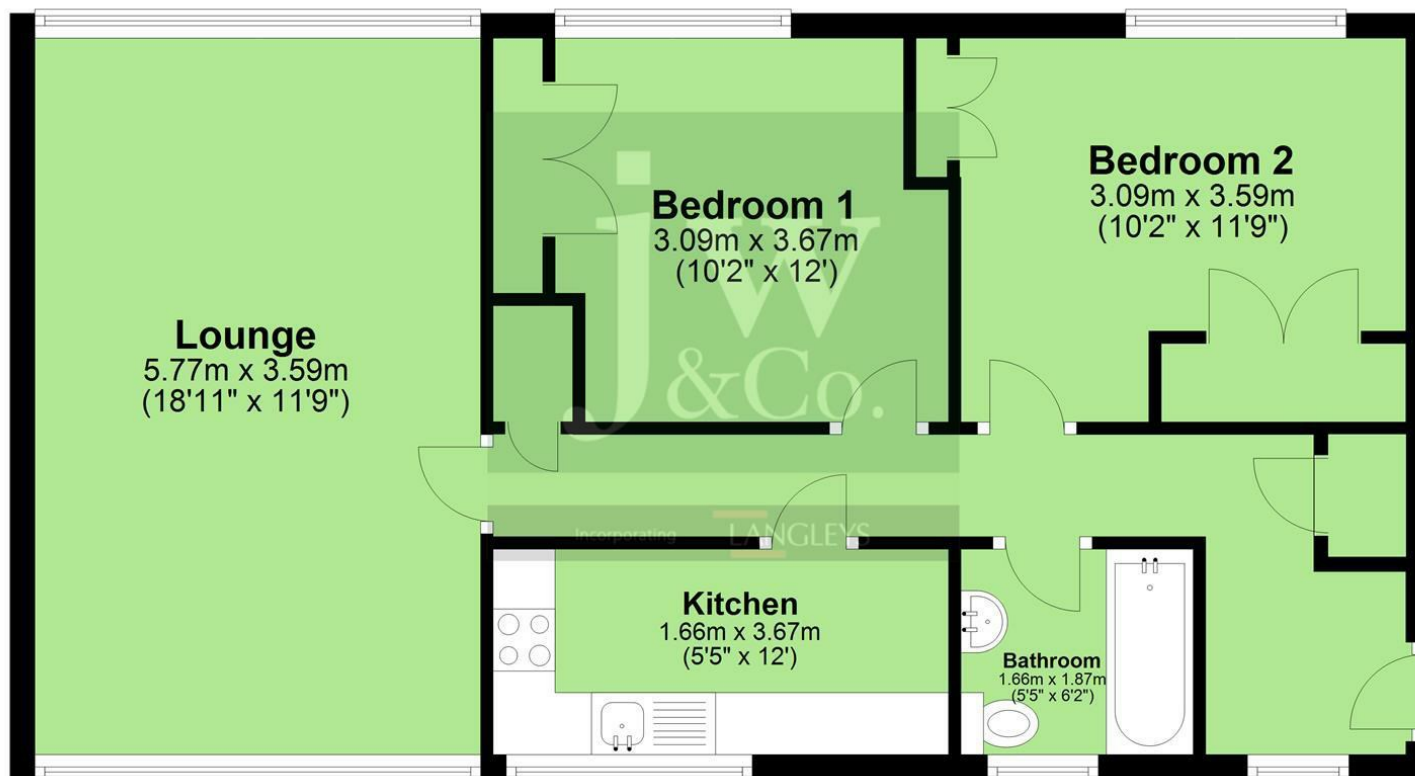




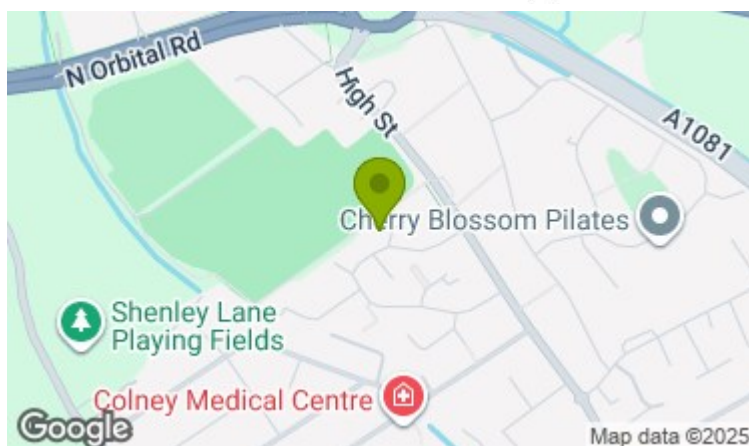


## Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



Total area: approx. 63.8 sq. metres (686.6 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		
(1-20) G		
Not energy efficient - higher running costs		
	65	69
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall

Bedroom 1  
10'1" x 12'0" (3.09 x 3.67)

Bedroom 2  
10'1" x 11'9" (3.09 x 3.59)

Bathroom  
5'5" x 6'1" (1.66 x 1.87)

Kitchen  
5'5" x 12'0" (1.66 x 3.67)

Lounge  
18'11" x 11'9" (5.77 x 3.59)

External Storage Unit

Ground Rent  
£10 annually

Service Charge  
£2,340 annually

Lease Years Remaining  
91 years

Council Tax Band  
C

EPC  
D

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