

# Cotlandswick

Bordon Colney, AL2 1EG

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London Colney, AL2 1EG

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





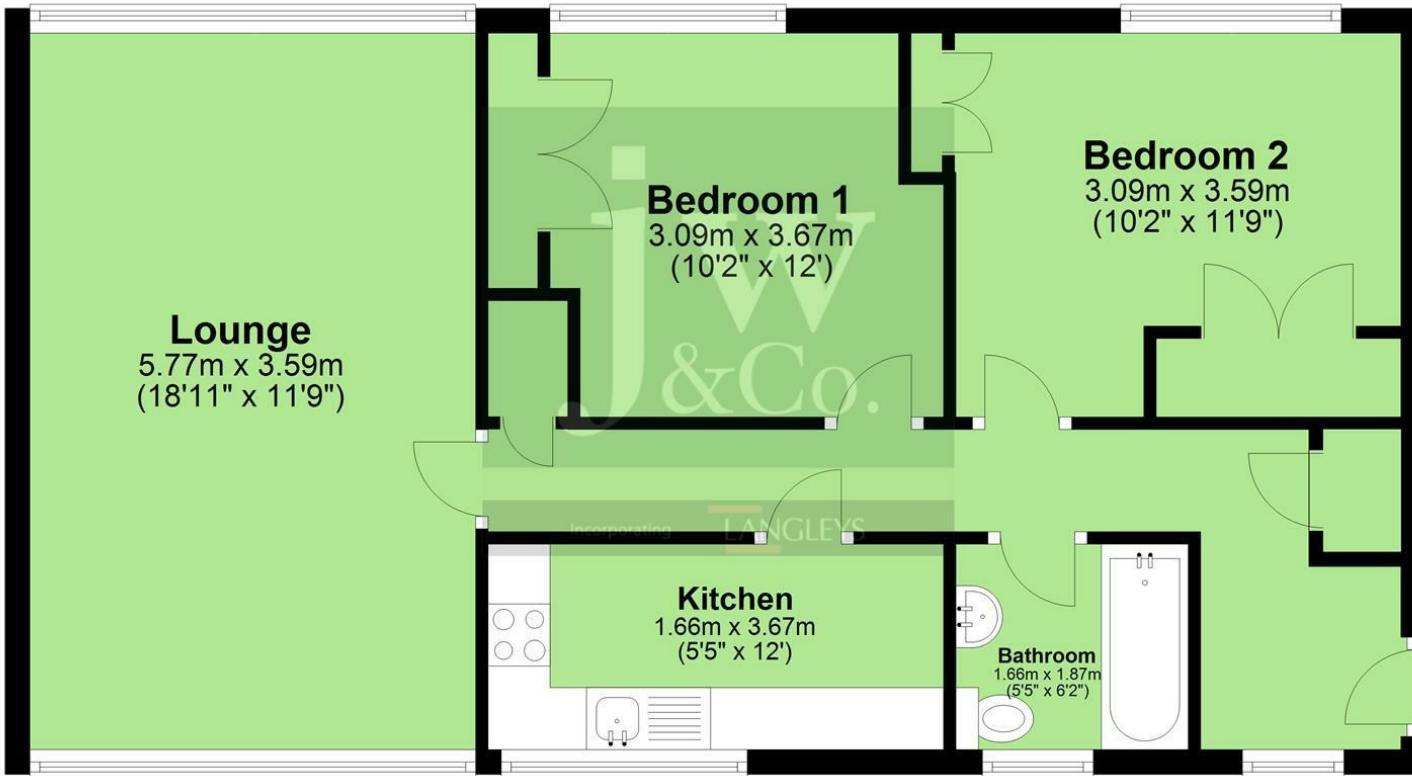
**Cotlandswick**  
London Colney, AL2 1EG

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.

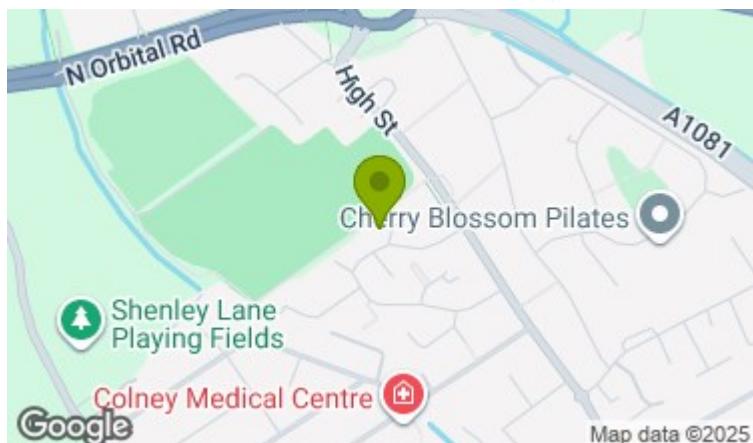


## Ground Floor

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



Total area: approx. 63.8 sq. metres (686.6 sq. feet)



Map data ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.

**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