

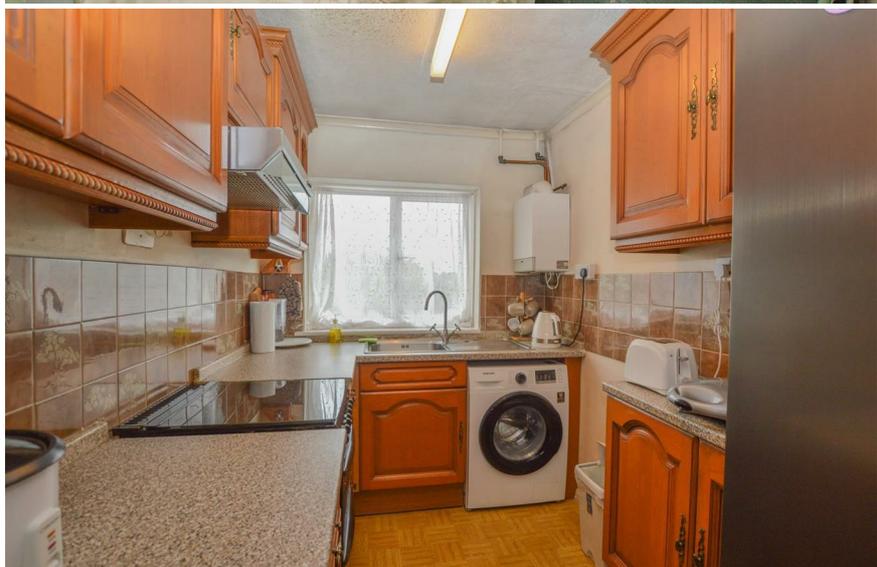


# Meadow Close

London Colney, AL2 1RQ

**£310,000**

- No Upper Chain
- Two Bedrooms
- First Floor Maisonette
- Large Rear Garden
- Long Lease Remaining
  - Kitchen
- Lounge/Dining Room
  - Bathroom
- Garage En Bloc



**JW&Co St Albans**  
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Entrance from Ground Floor

Stairs Leading to First Floor Landing

Bedroom One  
3.04 x 3.69 (9'11" x 12'1")

Bedroom Two  
3.04 x 2.65 (9'11" x 8'8")

Lounge/Dining Room  
3.96 x 3.69 (12'11" x 12'1")

Kitchen  
3.00 x 1.93 (9'10" x 6'3")

Bathroom  
3.00 x 1.52 (9'10" x 4'11")

Leasehold  
Approximately 937 years remaining

Council Tax  
Band C

EPC Rating  
D



Total area: approx. 55.4 sq. metres (596.6 sq. feet)



Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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			
England & Wales		EU Directive 2002/91/EC	75

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			
England & Wales		EU Directive 2002/91/EC	