









**A well-presented FIRST FLOOR apartment offering SPACIOUS ACCOMMODATION, situated to the South of St. Albans City Centre in LONDON COLNEY.**

**Guide Price: £175,000**

The bright and inviting accommodation comprises a hallway with storage space that leads into a spacious living room with ample dining space. There is a separate kitchen with space for all appliances, followed by a good-sized bedroom and a fitted modern bathroom. Externally, the property offers resident parking and well-maintained communal gardens.

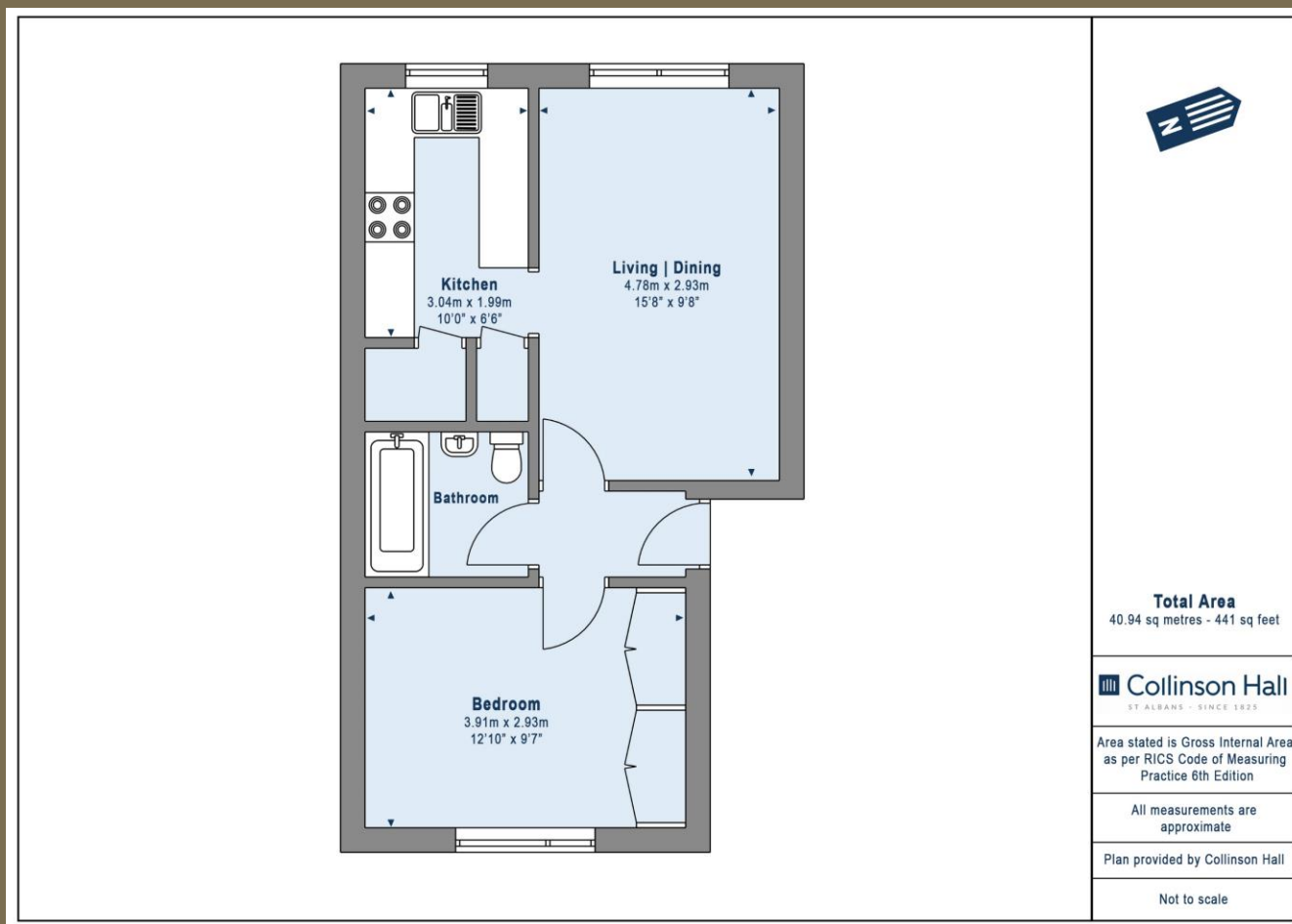
EPC Rating: D 59

Council Tax Band: B

Lease Information: 99 years from 29 September 1979, with 52 years remaining.



**Collinson  
Hall**



#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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