



ENGEL JACOBS
LONDON+HERTS



- **2 Bedrooms**
- **Newly Redecorated**
- **Residents Parking**
- **Ground Floor Flat**
- **Large Reception**
- **Excellent Location**



Wyedale
St. Albans

£250,000
Leasehold

Entrance Hall

Fully carpeted, entry phone, large storage cupboard

Bedroom 1 12' 10" x 11' 0" (3.91m x 3.35m)

Fully carpeted, double glazed windows to front aspect, radiator.

Bedroom 2 9' 11" x 6' 11" (3.02m x 2.11m)

Fully carpeted, double glazed windows to front aspect, radiator.

Reception 16' 1" x 11' 0" (4.90m x 3.35m)

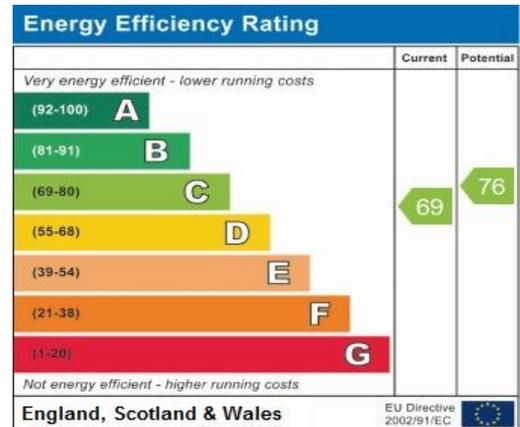
Fully carpeted, double glazed windows to rear aspect, radiator.

Kitchen 9' 2" x 8' 0" (2.79m x 2.44m)

Laminate floor, double glazed windows to rear aspect, Beko fridge/freezer, Candy washing machine, Zanussi gas hob and oven, fully fitted units both wall mounted and base, ample work surface area.

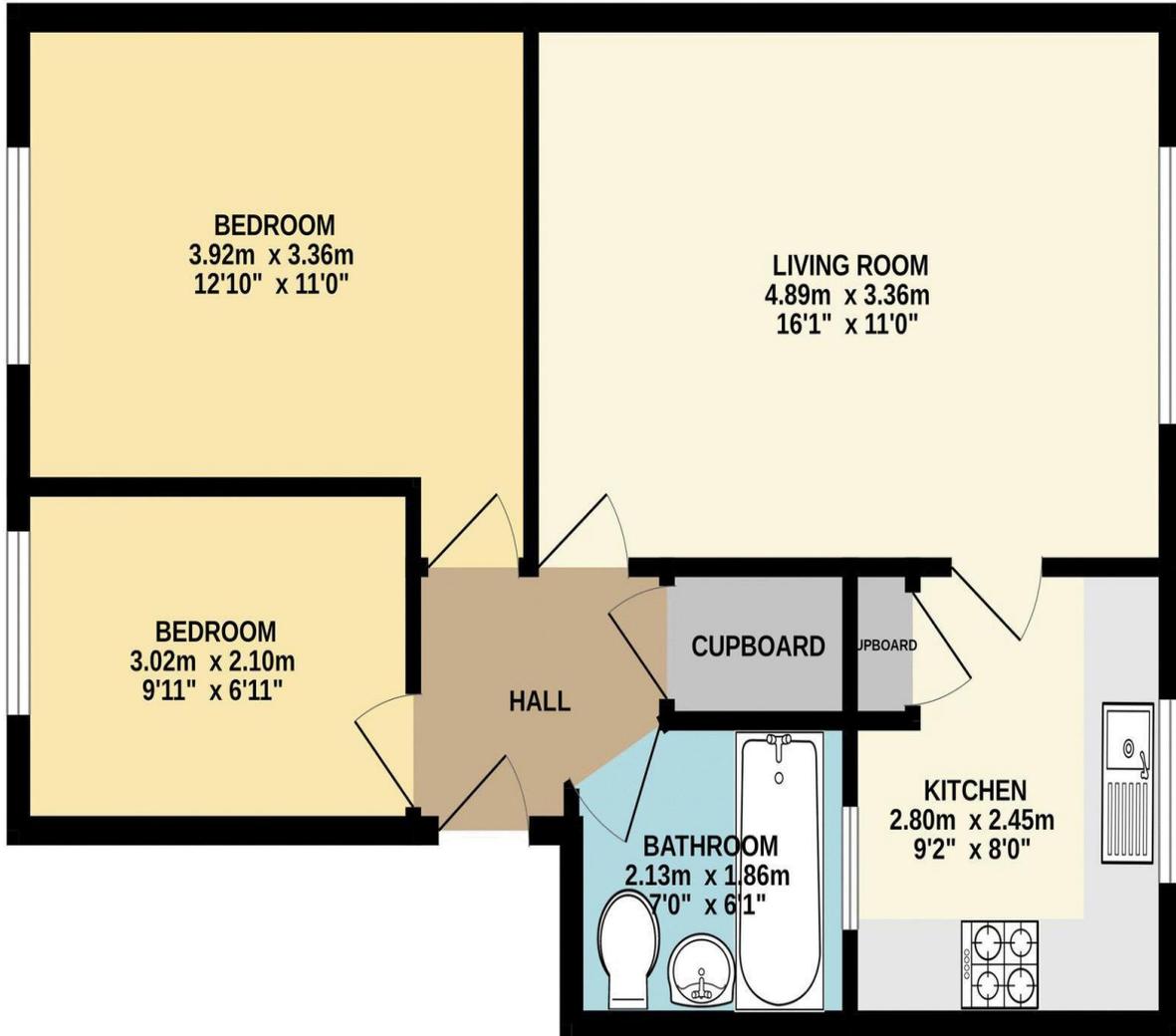
Bathroom 7' 0" x 6' 1" (2.13m x 1.85m)

Bath with overhead shower, pedestal wash basin with mixer tap, low level WC.



Address:
24 Wyedale, London Colney

GROUND FLOOR
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 49.2 sq.m. (530 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.