



**ENGEL JACOBS**  
**LONDON+HERTS**



- One Bedroom Maisonette
- En-Suite Bathroom
- Garage
- Large Reception
- Allocated Parking Space
- Available 6<sup>th</sup> April



**Kennedy Close**  
St. Albans

**Monthly Rental Of**  
**£1,550**

### Entrance Hall

Carpeted stairs up to landing.

### Bedroom 16' 2" x 12' 4" (4.92m x 3.76m)

Carpeted throughout, double glazed windows to front aspect, fitted blinds, radiators, spotlights.

### Bathroom

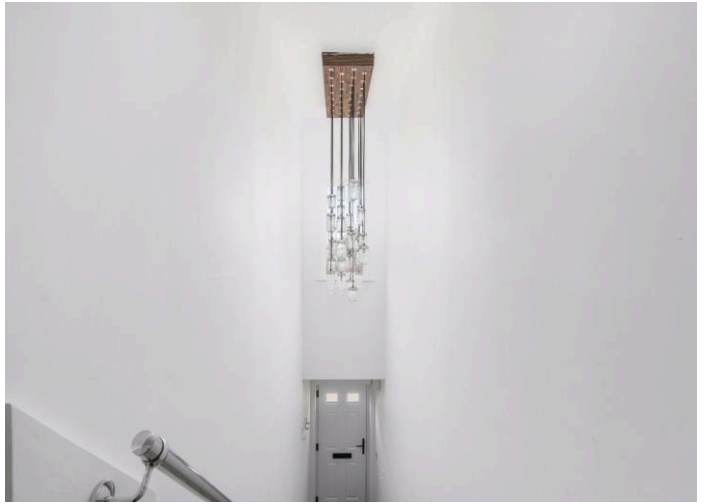
Tiled floor, partly tiled walls, floating wash basin with mixer tap and storage, mirrored bathroom cabinet, bath with overhead rain shower and handheld shower, low level WC, heated towel rail.

### Kitchen 12' 4" x 6' 6" (3.76m x 1.98m)

Tiled floor, double glazed windows to front aspect, fully fitted units both wall mounted and base, Zanussi single oven and gas hob, Currys slim line dishwasher, Aquarius washer/dryer, Bosch fridge/freezer, ample work surface area, radiator, spotlights.

### Reception 17' 5" x 11' 8" (5.30m x 3.55m)

Laminate flooring throughout, double glazed windows to front aspect, radiator spotlights.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	85
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

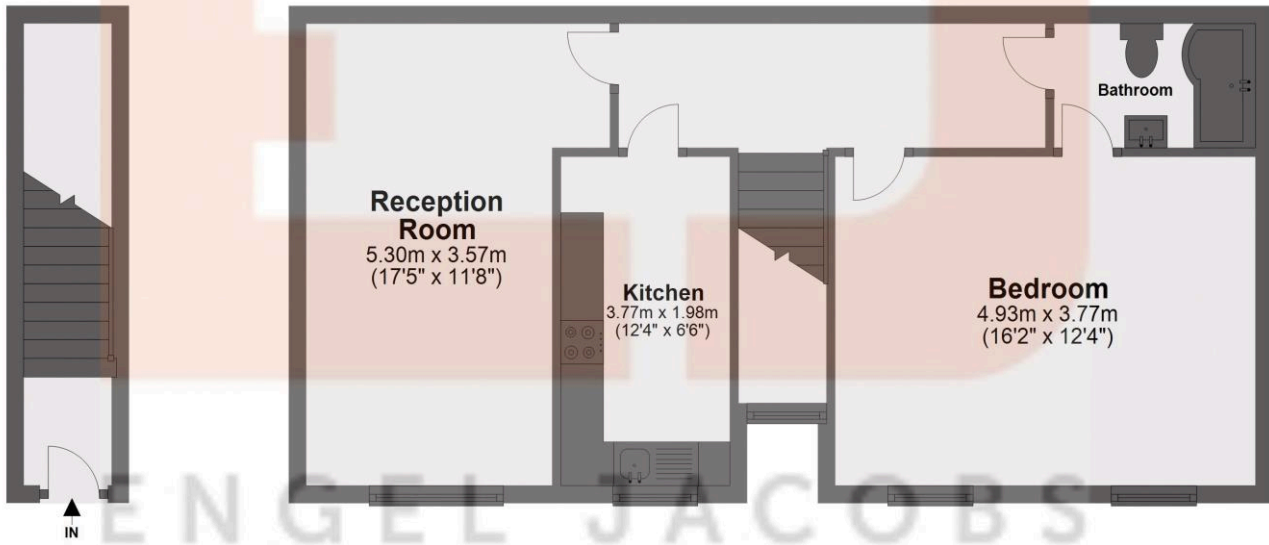
Address:  
Kennedy Close, London Colney

### Flat Entrance

Approx. 5.5 sq. metres (58.9 sq. feet)

### First Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 sq. feet)

MONEY LAUNDERING REGULATIONS 2003

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.