



2 bed flat to buy in AL2

Wyedale, London Colney, St. Albans,
Hertfordshire, AL2 1TG

£160,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Second Floor Apartment
- ✓ Recently Redecorated
- ✓ Two Bedrooms
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Positioned on the top floor, this well-presented two-bedroom apartment offers bright, airy accommodation and is ready to move straight into.

The property has recently benefited from full redecoration throughout, complemented by new carpets and modern spotlighting, creating a fresh and contemporary feel. The layout is both practical and well-balanced, with well-proportioned bedrooms and a clean, modern bathroom.

Ideally located just a short walk from London Colney Shopping Fields and a range of local amenities, the flat also enjoys excellent transport links. With easy access to both the M25 and M1, commuting and travel are made effortless.

This property would be perfectly suited to young professionals, first-time buyers, or investors seeking to expand their portfolio, with the area offering strong rental demand and attractive yields.

Living Room/Dining Room

3.44m x 4.86m

Kitchen

2.63m x 2.61m

Bedroom One

2.82m x 3.86m

Bedroom Two

2.11m x 2.8m

Bathroom

1.71m x 2.13m

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 142

Annual Service Charge Amount: £1,272.00

Price: Starting Bid £160,000

Property Type: Flat

Parking: Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

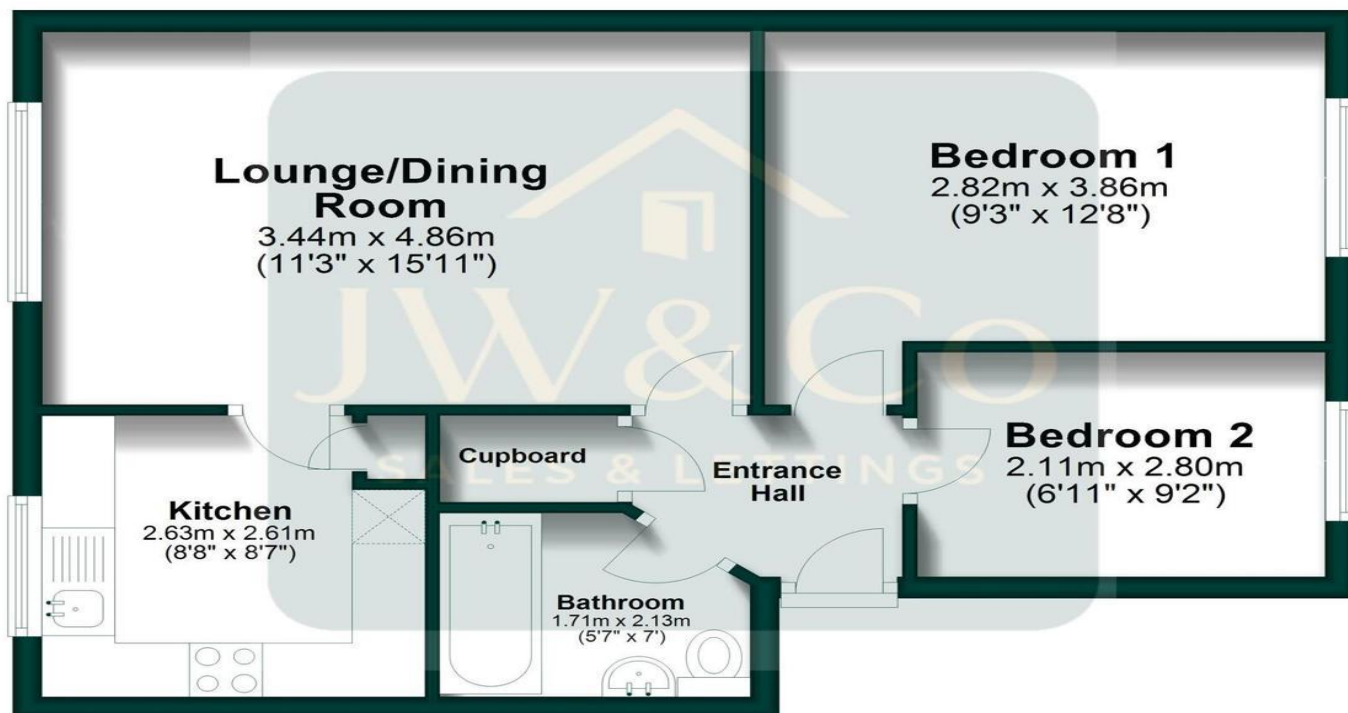
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Top Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 49.7 sq. metres (535.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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