



Kennedy Close, London Colney, AI2



## The Property

A superb, two bedroom first floor maisonette with a private garage, situated in a modern development close to local amenities and within a short drive from St Albans City centre.

The property benefits from spacious, well-proportioned accommodation throughout to include a private hallway, a large reception room, well-appointed kitchen, master bedroom with built in wardrobe plus ensuite shower room, good-sized second bedroom with built-in wardrobes and a modern bathroom. Garage and visitor parking bays.

London Colney is located within a short drive of St Albans, Radlett and both the M1 and M25 motorway network.

**Guide price £329,950**





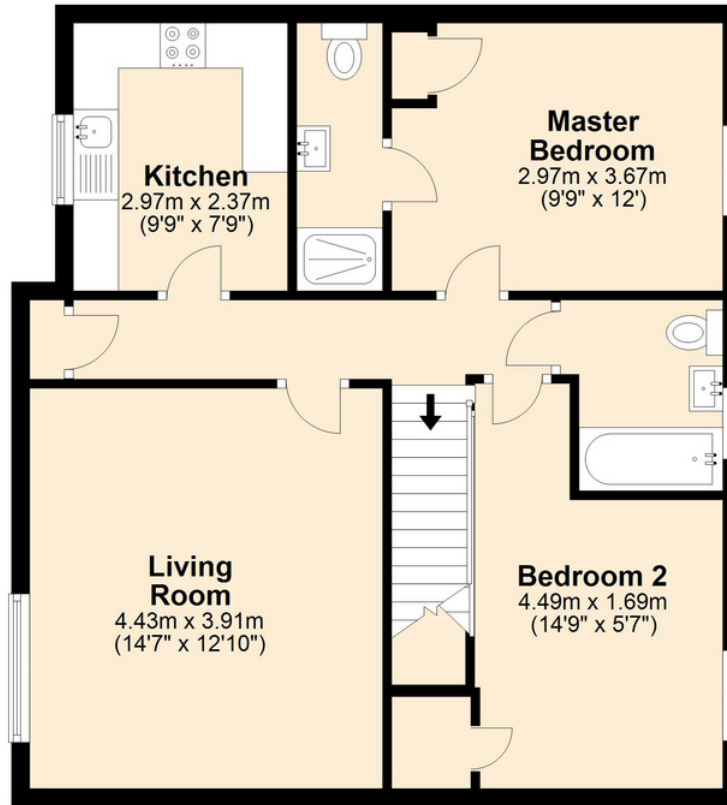
## Key Features

- Modern Development
- Maisonette With Private Entrance Hallway
- Spacious Accommodation
- Large Reception Room
- Long Lease
- Master Bedroom With Ensuite Shower Room
- Garage Plus Visitor Parking
- Central London Colney Location
- Short Drive To St Albans City Centre



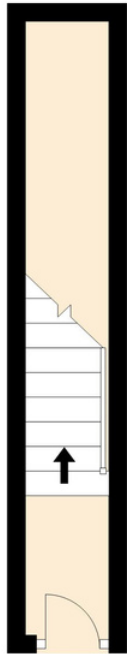
## First Floor

Approx. 63.6 sq. metres (684.3 sq. feet)




## Ground Floor

Approx. 6.3 sq. metres (67.5 sq. feet)



Total area: approx. 69.8 sq. metres (751.8 sq. feet)

plan created by Fullbrook & Floor Estate Agent.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(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 	

### Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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