



Connells

Sabine House Shirley Road
Abbots Langley

Sabine House Shirley Road Abbots Langley WD5 0NF

for sale offers in excess of
£300,000



Property Description

This property is a well presented and spacious two bedroom apartment being sold with share of freehold. Situated on the ground floor, this property has the star feature of offering direct access into the communal gardens. Boasting sizeable communal gardens, this flat also features a modern bathroom, two double bedrooms and a good-sized lounge area. This home has been well maintained by the current owner and your viewing is highly recommended. The property has a Tesco Express, Spar and a Co-op close by, and also is well placed for Breakespeare, Abbots Langley and Divine Saviour schools.

Entrance Hall

Front door, built in wardrobes, radiator.

Lounge

12' 6" max x 16' 3" max (3.81m max x 4.95m max)

Radiator, window, patio doors to communal gardens.

Kitchen

7' 5" max x 13' 6" max (2.26m max x 4.11m max)

Integrated cooker point, window, stainless steel sink with drainer.



Bedroom 1

13' 10" max x 9' 5" max (4.22m max x 2.87m max)

Fitted wardrobes, radiator, window.

Bedroom 2

9' 6" x 12' plus wardrobe (2.90m x 3.66m plus wardrobe)

Built in wardrobe, radiator, window.

Bathroom

WC, wash hand basin, bath with shower attachment over, window, radiator.

Outside

Communal Gardens

Residents Parking

Outdoor Storage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103124

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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