



Connells

Leavesden Court Mallard Road
Abbots Langley



Property Description

A stunning two bedroom upper floor apartment featuring an ensuite, main bathroom, luxurious lounge/ diner, large entrance hall, modern fitted kitchen, two large bedrooms, very good decorative order, allocated parking and communal gardens. This attractive property has numerous lanterns in the eaves designed ceilings to create bright and airy accommodation, Very well placed for Alban Wood and Parmiters schools, with no chain and a long lease your internal viewing is highly recommended. Sough after and smart development.

Communal Entrance

Entrance Hall

Front door.

Lounge/ Diner

11' 5" max x 18' 10" into bay (3.48m max x 5.74m into bay)

Radiator, reduced ceiling height, window to rear.

Kitchen

5' 7" max x 11' 9" max (1.70m max x 3.58m max)

Fitted kitchen comprising wall and base units, work surfaces, sink with drainer, integrated dishwasher, plumbing for washing machine, window, fridge/ freezer, cooker point with cooker hood, reduced ceiling height.



Bedroom 1

19' 1" max x 15' 3" max (5.82m max x 4.65m max)

Window, radiator, fitted wardrobes, radiator, reduced ceiling height.

Ensuite

Wash hand basin, WC, shaver point, WC, bath with shower unit, radiator, extractor fan.

Bedroom 2

10' 7" max x 13' 5" max (3.23m max x 4.09m max)

Reduced ceiling height, fitted wardrobes, radiator, window.

Bathroom

Bath with shower unit, wash hand basin, radiator, shaver point, extractor fan, WC.

Outside

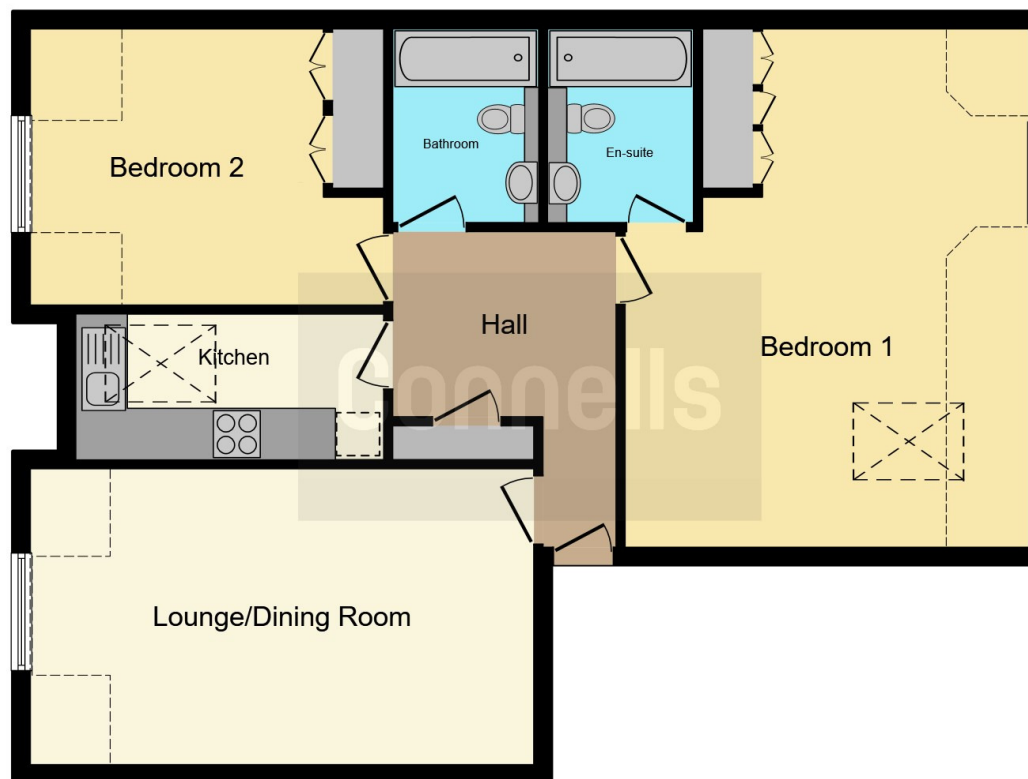
Allocated Parking

Communal Gardens









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/LEA103219

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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