



Connells

The Grange  
Abbots Langley





### Property Description

A first floor retirement home located in this popular development. A spacious maisonette for people looking to for retirement living. Modern shower room, bright lounge, fitted kitchen and large entrance with handy storage. Fantastic location near Abbots Langley High Street with all of its amenities. NB the lease can be extended upon completion.



## Entrance Hall

Front door, storage.

## Lounge

13' 9" x 13' 10" not into bay ( 4.19m x 4.22m  
not into bay )

Bay window.

## Bedroom 1

11' 9" x 9' 9" ( 3.58m x 2.97m )

## Shower Room

5' 8" x 8' 5" ( 1.73m x 2.57m )

Walk in shower, WC, basin.

## Outside

## Communal Gardens

## Residents Parking



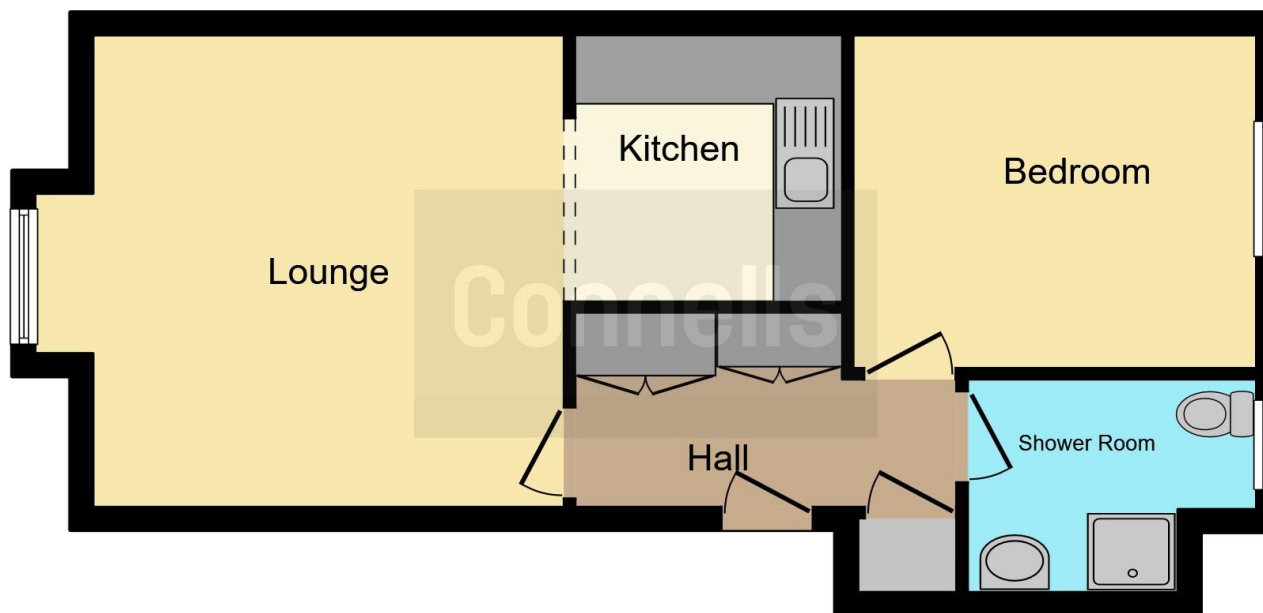












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 4167.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103468](http://connells.co.uk/Property/LEA103468)**

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.

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