

HARRY CHARLES

Property Specialists



Leavesden Court, Abbots Langley, WD5 0GT

Guide price £325,000



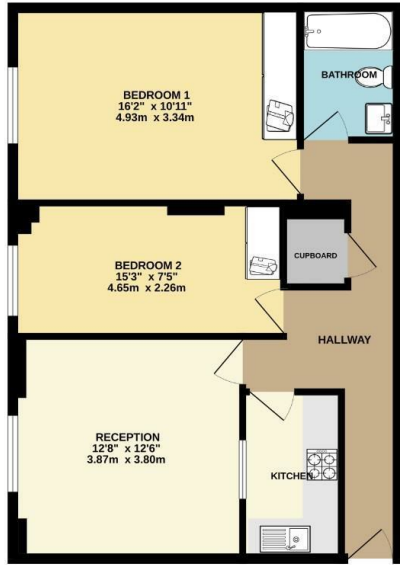
**** GROUND FLOOR APARTMENT FULL OF CHARACTER - SHARE OF FREEHOLD (NO GROUND RENT) - APPROX 990 YEARS LEASE REMAINING - HIGH CEILINGS - LOUNGE/DINER - FITTED KITCHEN - 2 DOUBLE BEDROOMS WITH FITTED WARDROBES - RE-FITTED BATHROOM - COUNCIL TAX BAND D - ALLOCATED PARKING SPACE - VISITORS PARKING SPACES - MATURE AND WELL KEPT GROUNDS **** We are delighted to be favoured with Sole agency instructions to offer for sale this very well presented two double bedroom ground floor apartment situated on the highly regarded Leavesden Court development in Abbots Langley. The apartment offers various character features including high ceilings and shutters have been fitted to all the external windows by the current owners. The bathroom has been re-fitted and the apartment comes with an allocated parking space and there are also visitors parking bays. As the property is being sold with a share of the Freehold the buyer will never have to worry about a costly lease extension. In order to avoid disappointment, please contact us without delay to arrange an early appointment to view.

- Ground Floor Character Apartment
- High Ceilings
- Lounge/Diner
- 2 Double Bedrooms
- Council Tax Band D
- Share Of Freehold
- Shutters To Windows
- Fitted Kitchen
- Re-fitted Bathroom
- Allocated Parking Space & Visitors Bays



Floor Plan

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

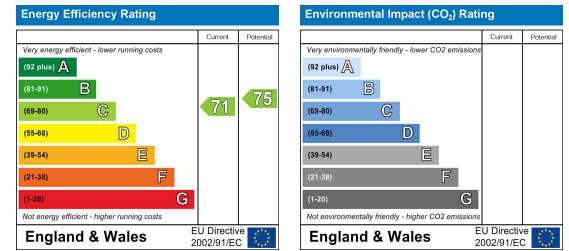


TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, dimensional measurements of blocks, sections, corners and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.