



# Castano Court Kitters Green, Abbots Langley

In Excess of £275,000

proffitt  
& holt





## Castano Court Kitters Green

### Abbots Langley

Perfectly situated in the heart of Abbots Langley just a minutes' walk from the High Street, which offers a full range of shops, Dr's surgery, and public transport into the larger surrounding towns. This well presented first floor maisonette is nestled in a quiet spot within this popular development.

The internal accommodation comprises entrance hall with stairs rising to the first floor landing, a generous living/dining room with balcony, a family bathroom, well-appointed kitchen and a well-proportioned double bedroom. Externally the property boasts a single garage in a block.

Further benefits include a share of the freehold, low charges and residents parking.

EPC- EER: D

Council Tax Band: C





## Castano Court Kitters Green

Abbots Langley

Kitters Green was originally a Hamlet around the Manor House for Abbots Langley. This is a tranquil space, enhanced by greenery; however, the pond has been in-filled at some point in the last century. Attractive 16th century and early 19th century houses add to the scene. Abbots Langley village has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston, and Junction 20 of the M25 is approximately two miles distance.

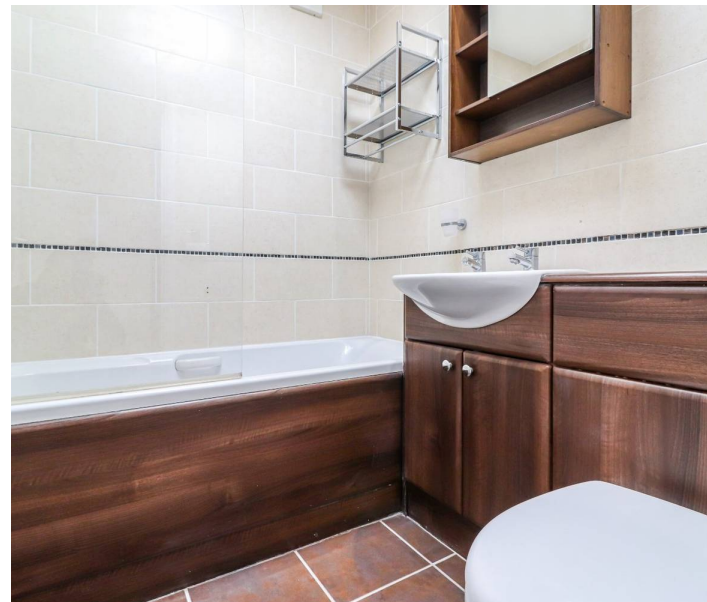
Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO UPPER CHAIN
- One Bedroom
- Share of Freehold
- Abbots Langley Village
- Maisonette
- Garage





## General information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

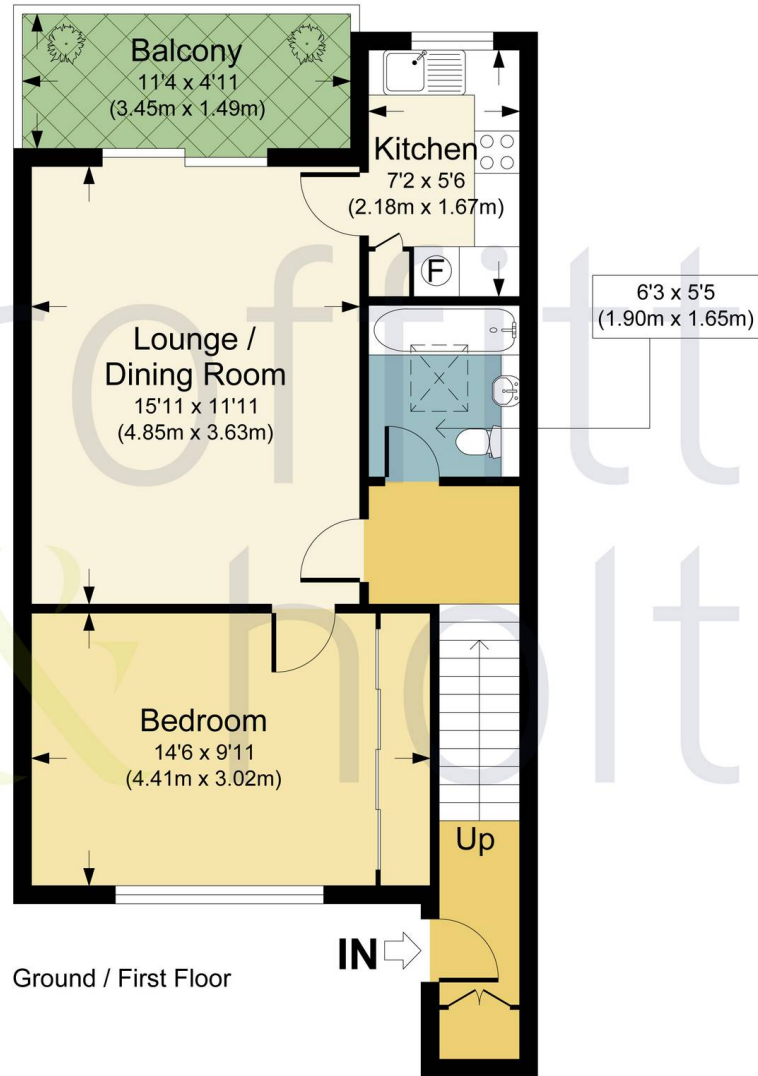
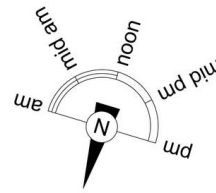
### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





CASTANO COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 504.82 SQ FT / 46.90 SQ M.  
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