



Flat 37, Leavesden Court Mallard Road, Abbots Langley

Guide Price £250,000

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& holt





Flat 37

Leavesden Court Mallard Road, Abbots Langley

Located in the ever popular Leavesden Court development is this bright and spacious, upper floor apartment. This attractive Victorian building has been sympathetically converted and modernised, boasting a number of character features, such as wooden sash windows and high ceilings. This particular apartment offers far reaching views and has access to the beautifully manicured communal gardens.

The accommodation is well laid out, with a semi open plan kitchen and living room. The kitchen itself is fitted in a classic shaker design with a number of integrated appliances. The bedroom is a particularly large double room, with plenty of fitted wardrobes.

Further benefits include allocated parking for 1 car, along with additional visitors spaces, videophone entry system, gas central heating and a lease in excess of 100 years. The apartment will be sold with no upper chain.

Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. Getting to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and the M25 is a distance of approximately two





**Broadband speeds available
Superfast**

150Mb

Average download speed of the fastest package at this
postcode*

Suitable for**

Web & social

Flawless video calls

4K streaming

Online gaming





LEAVESDEN COURT, WD5 0GT
 APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M.
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