



The Grange High Street, Abbots Langley

In Excess of £120,000

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& holt





The Grange, High Street

Abbots Langley

A one bedroom first floor warden assisted retirement apartment, situated within a block of just three other homes and located within walking distance of the village High Street, which offers a range of day to day shops, including a doctors surgery, library and church.

The property is offered for sale with no onward chain, whilst benefitting from communal gardens to the rear of the block with residents and visitors parking.

FEATURES

- First Floor Retirement Apartment
- Semi-Open Plan Sitting/Dining Room & Kitchen
- Private Parking for Residents and Guests
- Located Just off Abbots Langley High Street
- One Bedroom
- Shower Room
- Leasehold





The Grange High Street

Abbots Langley

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 St Albans, Watford and Hemel Hempstead are within a short drive. 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 a distance of approximately two miles.



Council Tax Band: C

Three Rivers District Council

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





General Information

Services

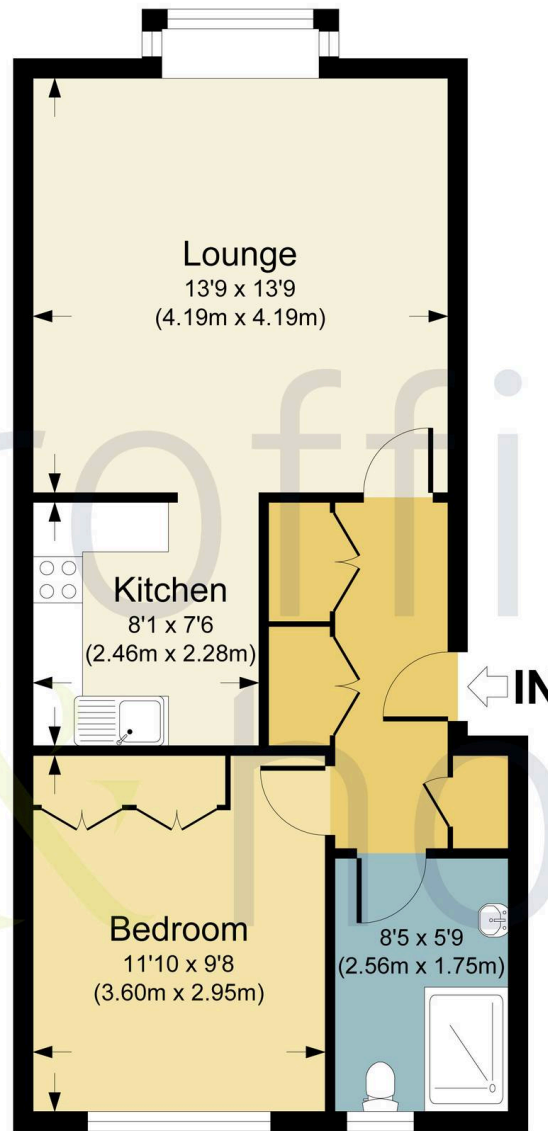
Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

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/>

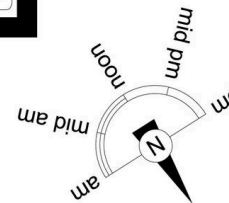




First Floor

THE GRANGE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 503.53 SQ FT / 46.78 SQ M.
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