



Flat 21, The Hideaway College Road, Abbots Langley

In Excess of £200,000

proffitt  
& holt







## Flat 21

The Hideaway College Road, Abbots Langley

This modern first-floor flat in the heart of Abbots Langley offers a perfect blend of comfort and convenience. Boasting one bedroom, one reception room, and a well-appointed bathroom, this property is ideal for first-time buyers or investors looking for a great rental opportunity. The flat features access to communal gardens, providing a tranquil outdoor space for residents to enjoy. Additionally, the property comes with allocated parking, ensuring hassle-free parking for residents. With the added benefit of no upper chain, this flat presents an excellent opportunity to own a well-presented home in a popular location. Don't miss the chance to make this property your own and enjoy the peaceful village lifestyle it offers.



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 Hemel Hempstead and Watford are within a drive of approximately three miles. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins) and Junction 20 of the M25 is a distance of approximately two miles.

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode\*

Suitable for\*\*

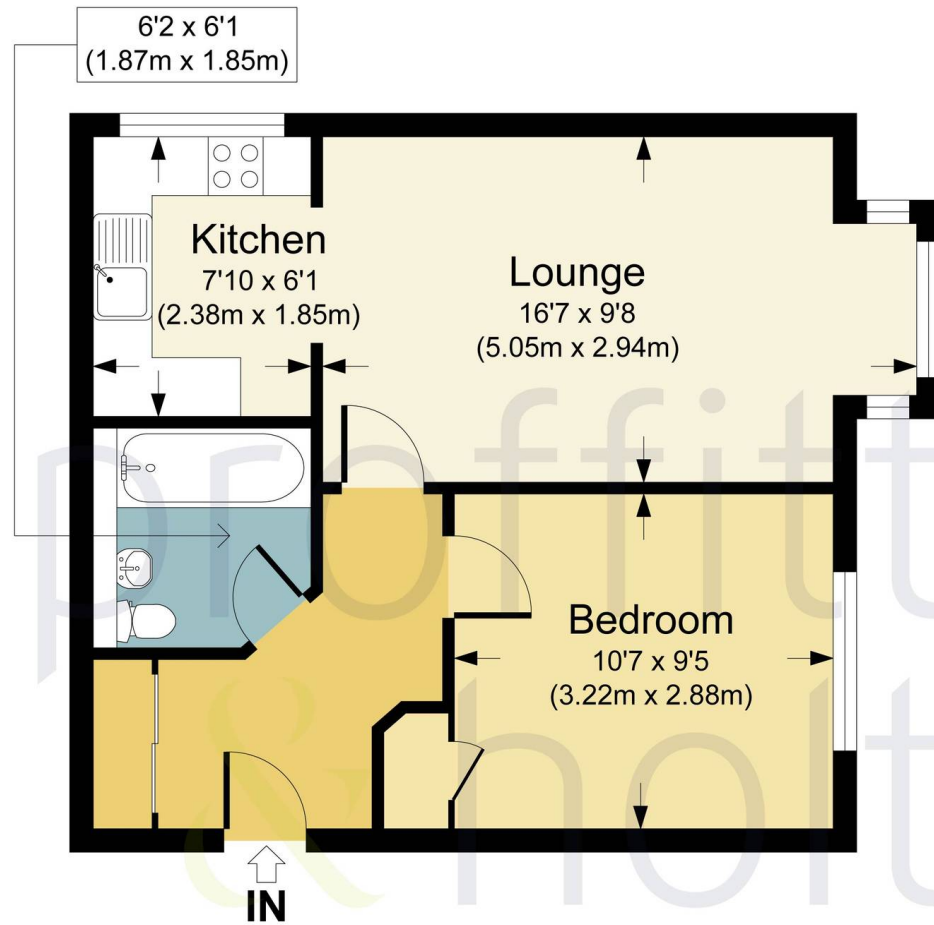
Web & social

Flawless video calls

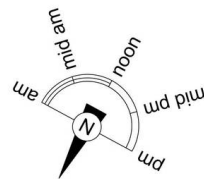
4K streaming

Online gaming





First Floor



THE HIDEAWAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 409.99 SQ FT / 38.09 SQ M  
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# Proffitt & Holt

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