



Leavesden Court Mallard Road, Abbots Langley

£239,950

proffitt
& holt





Leavesden Court Mallard Road, Abbots Langley

A well-presented one bedroom period, ground floor maisonette, located within a central location close to local shops and Leavesden Country Park, whilst benefiting from communal gardens, allocated and visitor parking.

Internally, the property offers it's own entrance door, just off the central courtyard, this in turn leads to a wide hallway with doors leading to all of the rooms. The kitchen is comprehensively fitted with an excellent range of wall and floor cabinets and some integrated appliances.

The L-Shaped sitting and dining room is neutrally decorated with a large sash window and high ceilings. The bedroom overlooks the front of the building and offers fitted wardrobes and high ceilings. The bathroom offers a white suite with fully tiled walls and floors.

Externally, the property offers allocated and visitor parking, and landscaped communal gardens.





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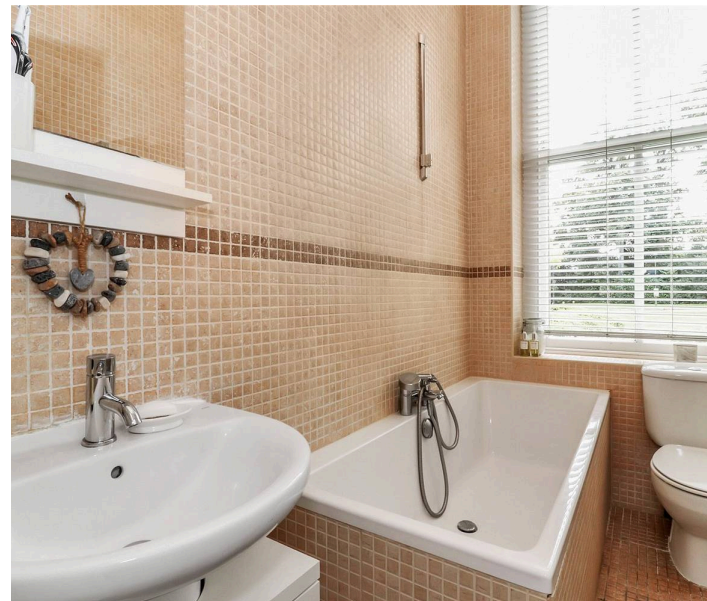
Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Ground Floor Maisonette
- Well-Presented
- Courtyard Setting
- Central Location
- Views over the Communal Gardens
- Viewing Recommended
- Allocated and Visitor Parking
- High Ceilings





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.

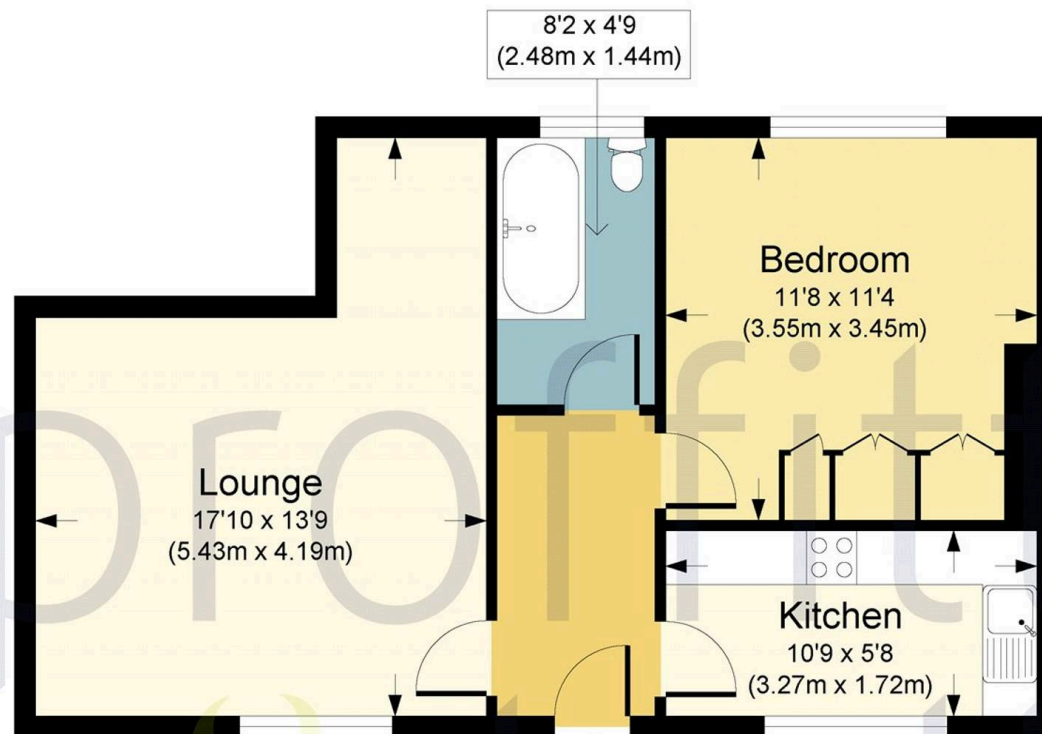
Fixtures and fittings

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

For broadband and mobile speeds see;

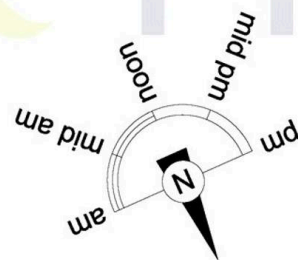
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





Ground Floor

IN



LEAVESDEN COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 487.82 SQ FT / 45.32 SQ M.

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