



Swallows Oak, Abbots Langley

Offers in Region of £195,000

proffitt
& holt





Swallows Oak

Abbots Langley

Offered to the market without the complications of an onward chain is this one bedroom ground floor apartment set in a small block of only 4 properties, within a short walk of local shops and parks. The lease has been extended by the current owners, at considerable cost, and now offers an unexpired term of just under 160 years, with no ground rent payable.

The accommodation is well laid out and briefly comprises entrance hall with storage cupboards, a semi open-plan kitchen and living room, double bedroom and family bathroom. Externally, there are well maintained communal grounds surrounding the property and an allocated parking space for 1 car





Swallows Oak

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 Watford and Hemel Hempstead are within a drive of approximately three miles. 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

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No upper chain
- Short walk of local shops and parks
- Plenty of storage
- Extended lease
- Semi open-plan kitchen and living room
- Communal gardens
- No ground rent payable
- One allocated parking space
- Well-presented ground floor flat





General Information

Services

Mains electricity, gas, water and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

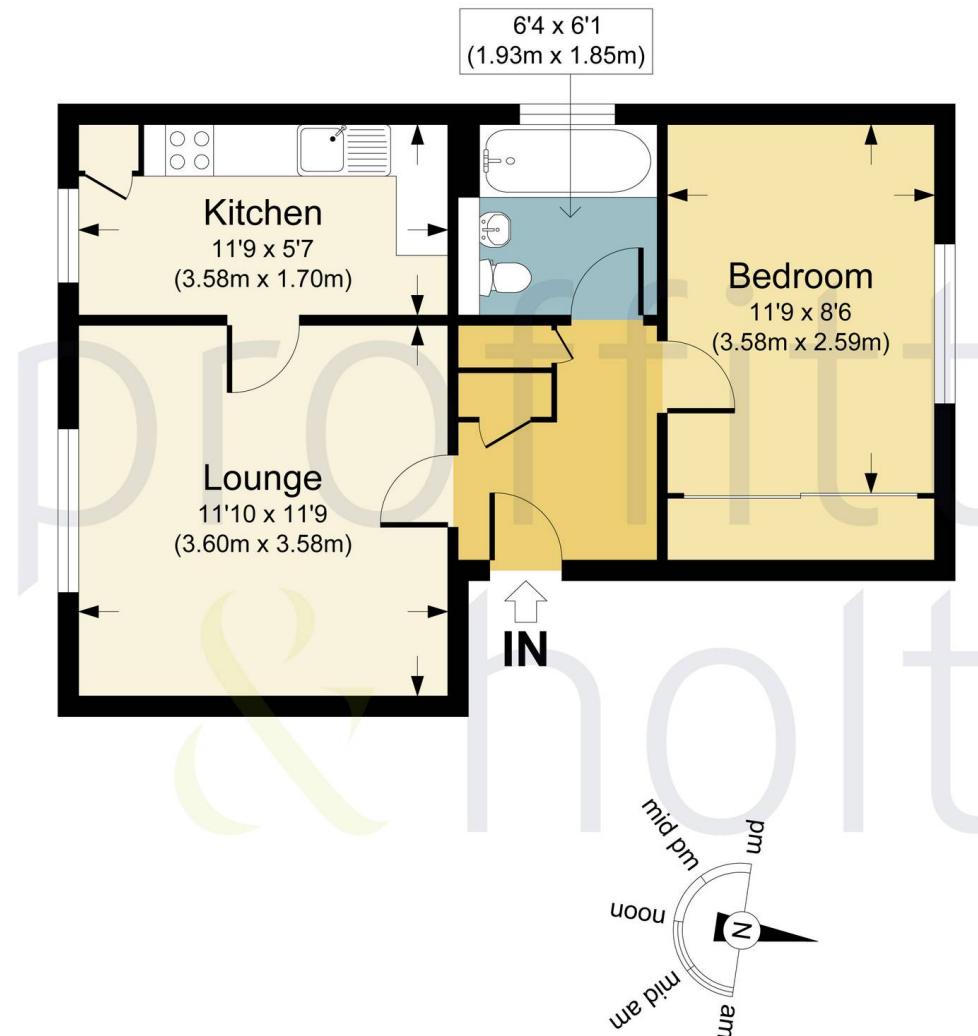
Fixtures and fittings

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/>





SWALLOWS OAK, WD5

APPROX. GROSS INTERNAL FLOOR AREA 428.72 SQ FT / 39.83 SQ M.
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Proffitt & Holt

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