



Flat 2, Adrian House High Street, Abbots Langley  
£290,000

proffitt  
& holt





## Flat 2

Adrian House High Street, Abbots Langley

Perfectly positioned in the heart of Abbots Langley High Street is this spacious ground floor, share of freehold apartment. Being sold without the complications of an onward chain, it offers low service charges with no ground rent payable.

Boasting spacious accommodation throughout, it briefly comprises a welcoming entrance hall with coat cupboard that leads through to the particularly large and bright living/dining room. This South-facing room benefits from a door that offers direct access out to the communal gardens. Adjacent to this is the kitchen, which has plenty of cupboard and worktop space, whilst offering views over the front gardens

A hallway with more storage space takes you to the two bedrooms, both of which are comfortable sized doubles with fitted wardrobes, as well as the family bathroom.

Externally, the South-facing communal gardens are mainly laid to lawn and offer a lovely space to sit and relax. EER: D

A spacious ground floor apartment with 2 double bedrooms, in an excellent location in the centre of Abbots Langley High Street. Boasting spacious and bright accommodation with a large window leading directly out to the communal gardens. Share of freehold with low charges. EER: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





## Broadband speeds available

Ultrafast

1600Mb

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

Suitable for\*\*

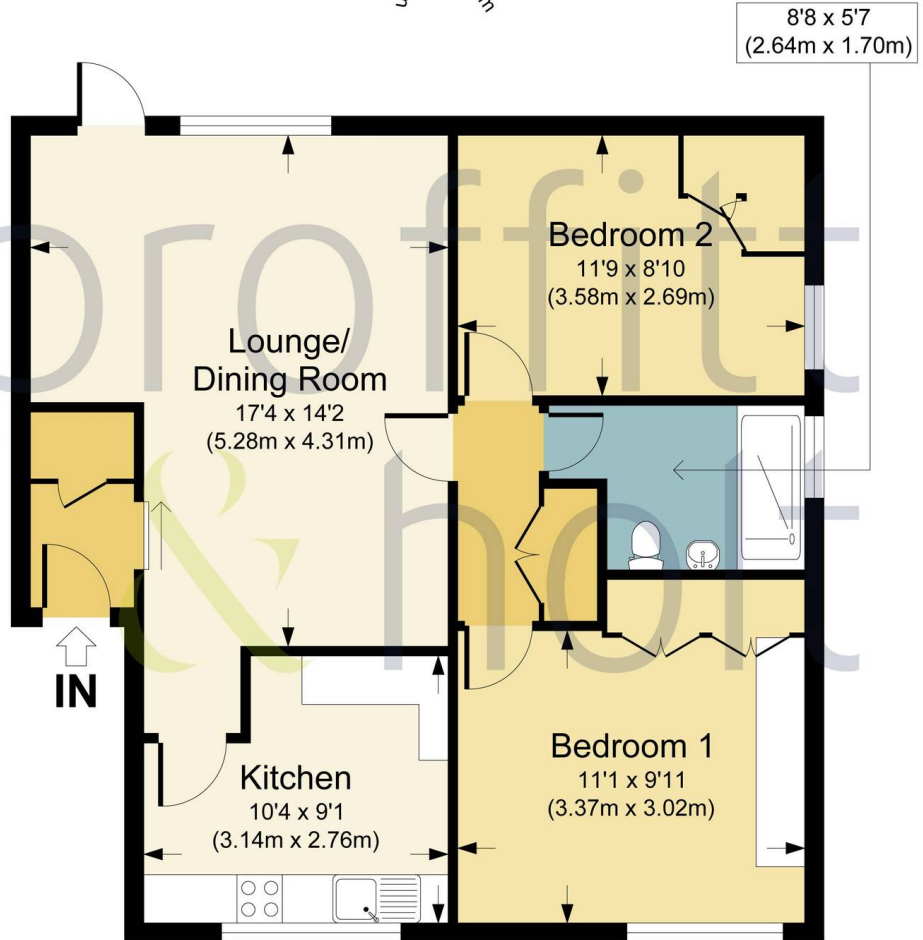
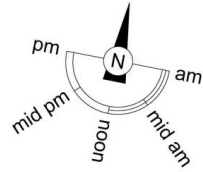
Web & social

Flawless video calls

4K streaming

Online gaming





Ground Floor

ADRIAN HOUSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 658.96 SQ FT / 61.22 SQ M  
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