



Leavesden Court Mallard Road, Abbots Langley

£285,000

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& holt





Leavesden Court Mallard Road, Abbots Langley

A share of freehold, ground floor period apartment, with its own entrance, set within this select parkland development and within walking distance of local shops and Leavesden country park. The property is offered for sale with no onward chain, whilst benefiting from landscaped communal gardens and allocated and visitors parking.

Internally the property offers a spacious hallway with doors leading to all rooms. The large open-plan sitting and dining room benefits from a walk-in bay window and high ceiling whilst the fitted kitchen houses a range of integrated appliances. There are two double bedrooms with fitted wardrobes and a main bathroom with a modern white suite, benefiting from a side aspect window offering natural light.

Externally the property has both allocated and visitors parking and landscaped communal gardens to the front of the main block.





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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 approximately three miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately two miles distance.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ground floor apartment
- Own entrance
- Two double bedrooms
- Sitting room with bay window
- High ceilings
- Share of freehold
- No onward chain
- Allocated and visitors parking





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.

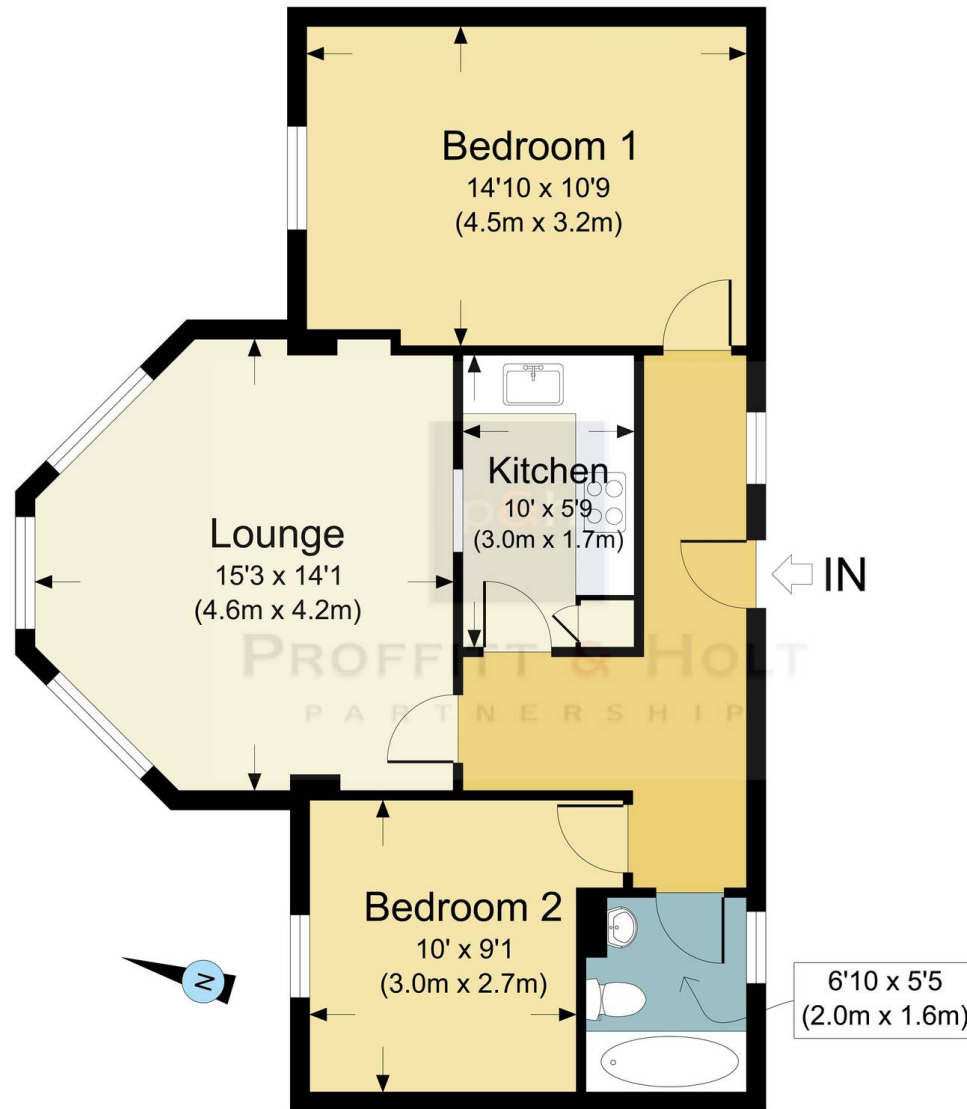
Fixtures and fittings

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/>





LEAVESDEN COURT, WD5 0GT
 APPROX. GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M.
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