



# Leavesden Court, Mallard Road, Abbots Langley

In Excess of £250,000

proffitt  
& holt







## Leavesden Court

Mallard Road, Abbots Langley

Proffitt and Holt are delighted to offer to the market this two bedroom, second floor period apartment, set within this select parkland development and within walking distance of local shops and the award-winning Leavesden Country Park.

The property is offered for sale with no onward chain, whilst benefiting from landscaped communal gardens and allocated and visitors parking.

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

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Leavesden Court

Mallard Road, 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 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.



- Long Lease
- Leavesden Court
- Sought After Location
- Abbots Langley
- Two Double Bedrooms







## General Information

### Services

Mains, electricity, water, gas 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/>







## Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

