



Breakspear Court The Crescent, Abbots Langley
£285,000

proffitt
& holt





Breakspear Court The Crescent

Abbots Langley

Proffitt & Holt are delighted to bring to market, this spacious, warden assisted retirement flat with lift access, ideally located within a short walk of Abbots Langley High Street. With communal gardens, large communal conservatory, residents parking, two double bedrooms and plenty of storage.





Breakspear Court The Crescent

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 an approximately two miles distance. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Retirement property
- Allocated Parking
- Communal Gardens
- Walking distance to the High Street
- Lift in the Block
- Ample Storage





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.

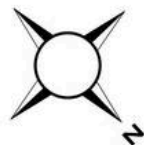
Fixtures and fittings

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

For broadband and mobile speeds see;

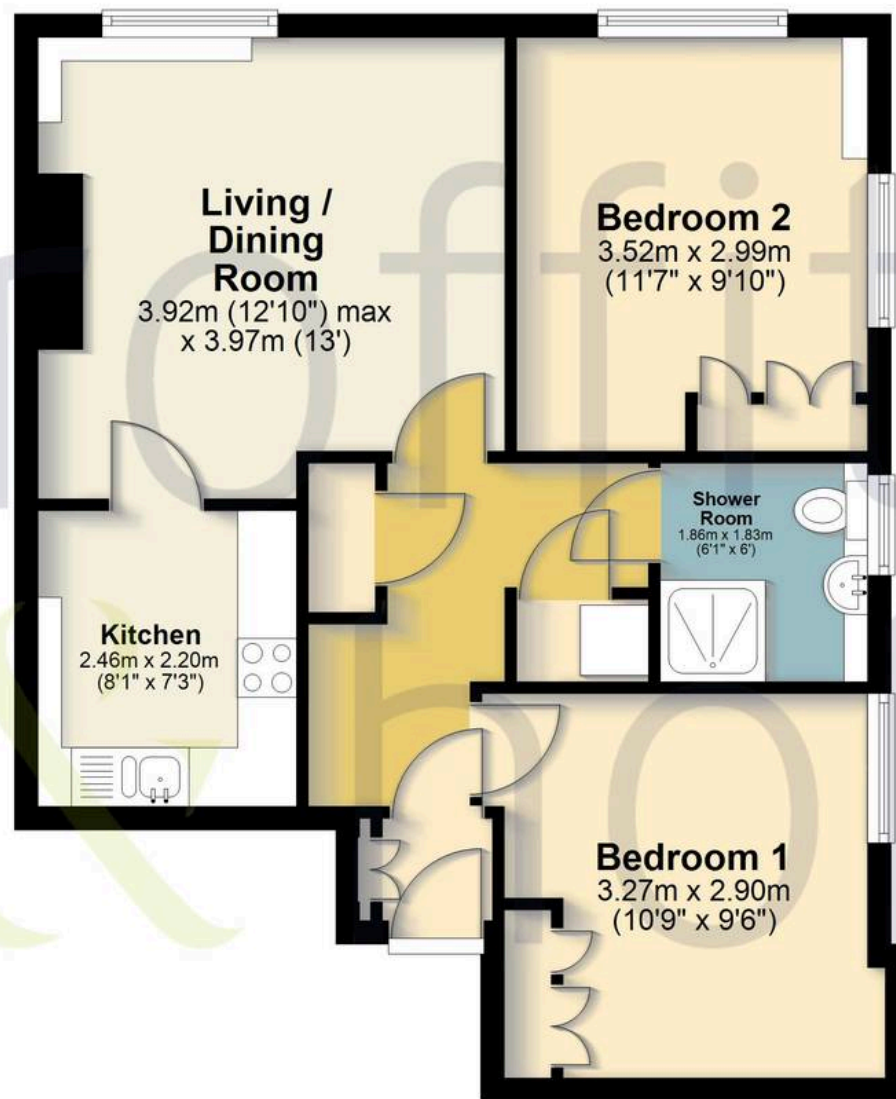
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





Second Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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