



Breakspear Court, The Crescent, Abbots Langley
£140,000

proffitt
& holt





Breakspear Court, The Crescent

Abbots Langley

Proffitt & Holt are delighted to bring to the market this 1 double bedroom, 1 bathroom ground floor Over 55's retirement apartment in Abbots Langley village, only a short level walk of the High Street shops, cafe's, restaurants, doctors and dentists surgeries, local churches and other amenities.

There is a visiting warden and a communal meeting room/conservatory within the pretty landscaped gardens.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Breakspear Ct, The Crescent

Abbots Langley

Abbots Langley has a number of local shops and amenities catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 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 2 miles distance.

- Ground Floor Retirement Flat (Warden Assisted)
- 1 Double Bedroom
- Resident's Parking
- Plenty of Storage
- Short Walk from Abbots Langley High Street
- Landscape Communal Gardens with Communal Meeting Room/Conservatory
- NO UPPER CHAIN





For broadband and mobile speeds see:

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

General Information

Services

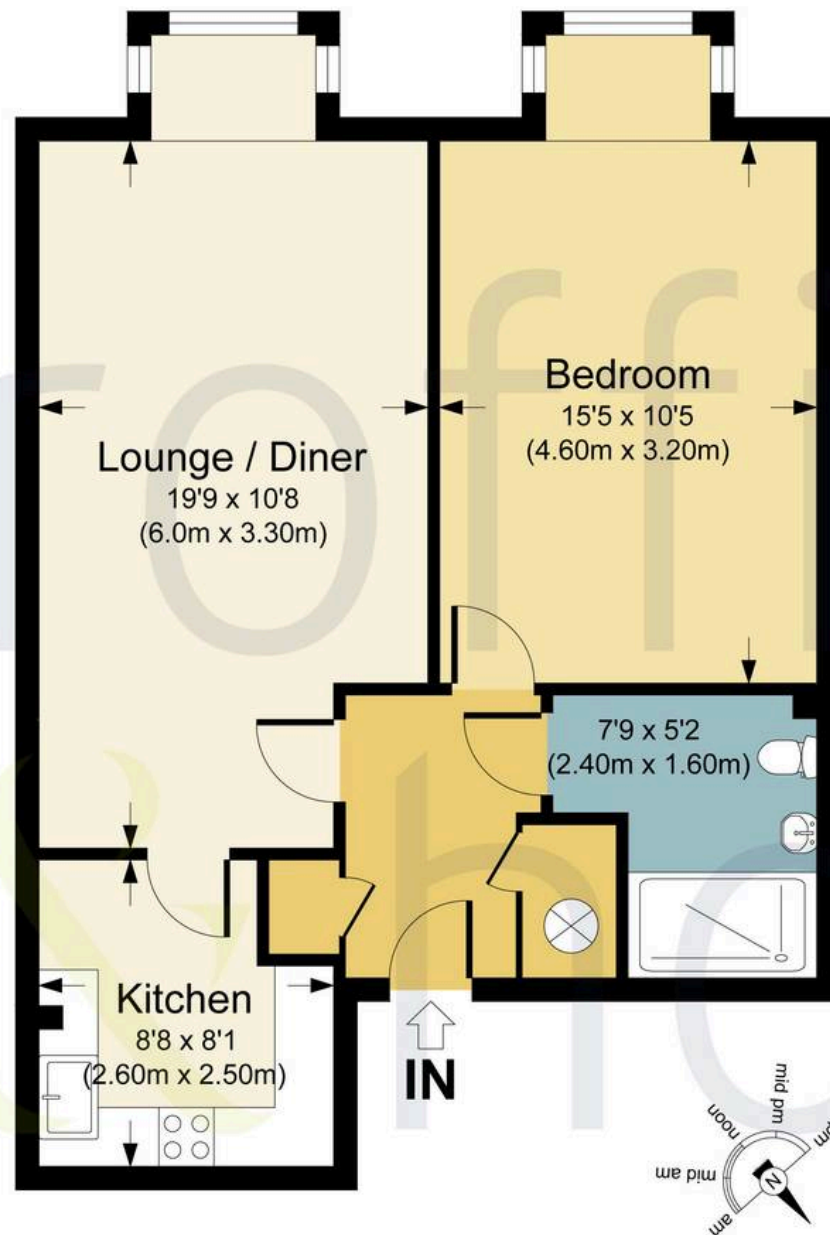
Mains electricity, water, and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

BREAKSPEAR COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 566 SQ FT / 53.0 SQ M.

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Proffitt & Holt

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