



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**

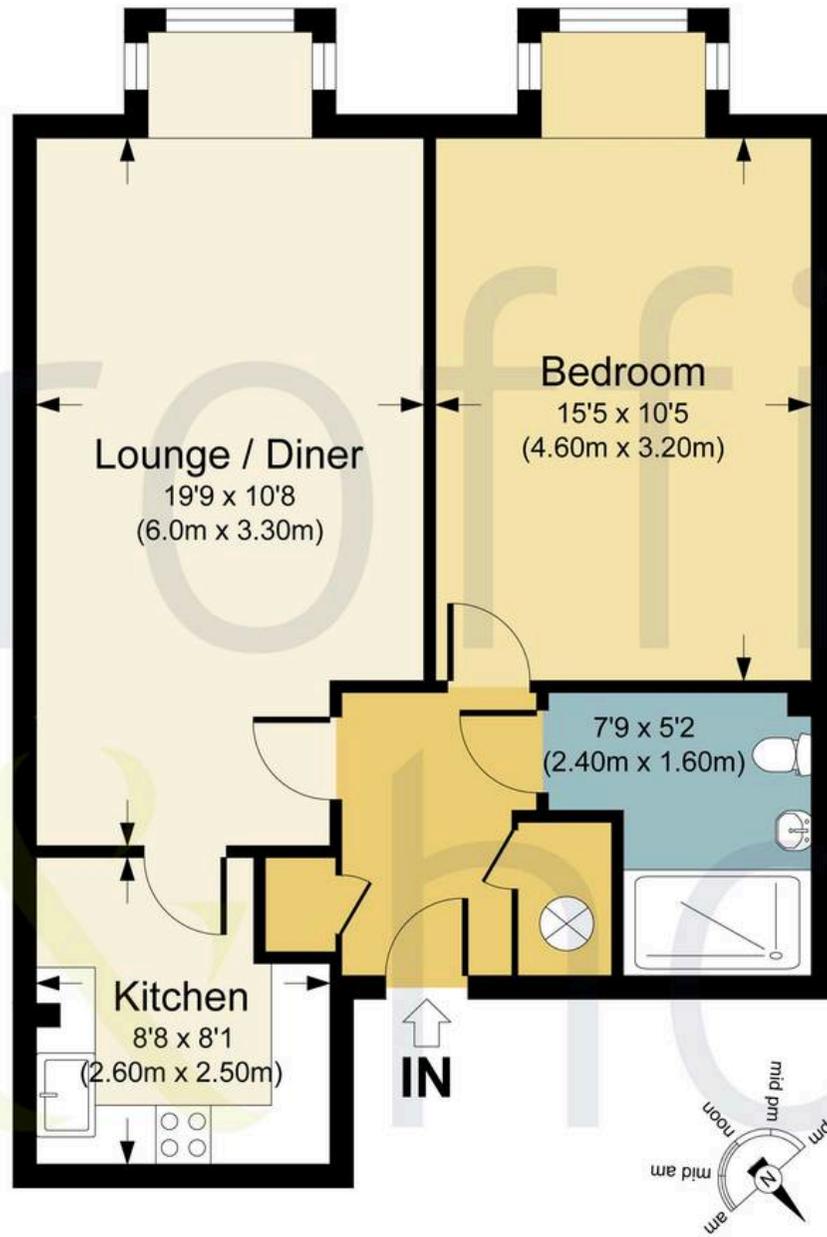
Mains electricity, water, and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **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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