



# The Grange High Street, Abbots Langley

Guide Price £150,000

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& holt







## The Grange High Street

### Abbots Langley

This one bedroom ground floor retirement property is offered to market with no upper chain. It is conveniently situated just off the main High Street in Abbots Langley within easy walking distance of the shops and local amenities. Benefits include pleasant communal gardens and parking for residence and visitors.

The apartment comprises of bedroom and shower room, storage in the hallway. A bright lounge overlooks the main High Street and leads through to the fully fitted kitchen with built in appliances.

Please contact for viewings or further information.







## 4 The Grange High Street

Abbots Langley, 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 St Albans, Watford and Hemel Hempstead are within a short drive. 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 a distance of approximately two miles.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 1 Bedroom Retirement Property
- Ground Floor
- Warden Assisted
- Close to Shops and Local Amenities
- Fitted Kitchen
- Shower Room
- Parking for Residents & Guests
- Leasehold





## 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

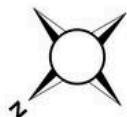
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

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







## Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



Total area: approx. 48.4 sq. metres (520.7 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

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/)

