



Leavesden Court, Mallard Road, Abbots Langley  
£340,000

proffitt  
& holt







## Leavesden Court

Mallard Road, Abbots Langley

A particularly spacious two double bedroom, two bathroom, top floor apartment in the ever popular Leavesden Court with views over the Country Park and beautifully manicured communal gardens.

Presented in immaculate order, the property benefits from fitted wardrobes in both bedrooms as well as an En-Suite bathroom to the Master. The living room is spacious and decorated in tasteful neutral colours, whilst the kitchen is fitted with a full range of integrated appliances. This particular apartment has a large storage room, video entry system, sky dish and allocated parking for one car, as well as further visitors spaces. It also benefits from a Share of the Freehold and will be sold with no upper chain.





## 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 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 a distance of approximately two miles. Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Share of Freehold
- Two Double Bedrooms (Bedroom One with Bespoke Fitted Furniture)
- Fitted Appliances to Kitchen
- Storage Room
- En Suite to Master Bedroom
- Views over Leavesden Country Park
- Allocated Parking
- No Upper Chain







## 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.

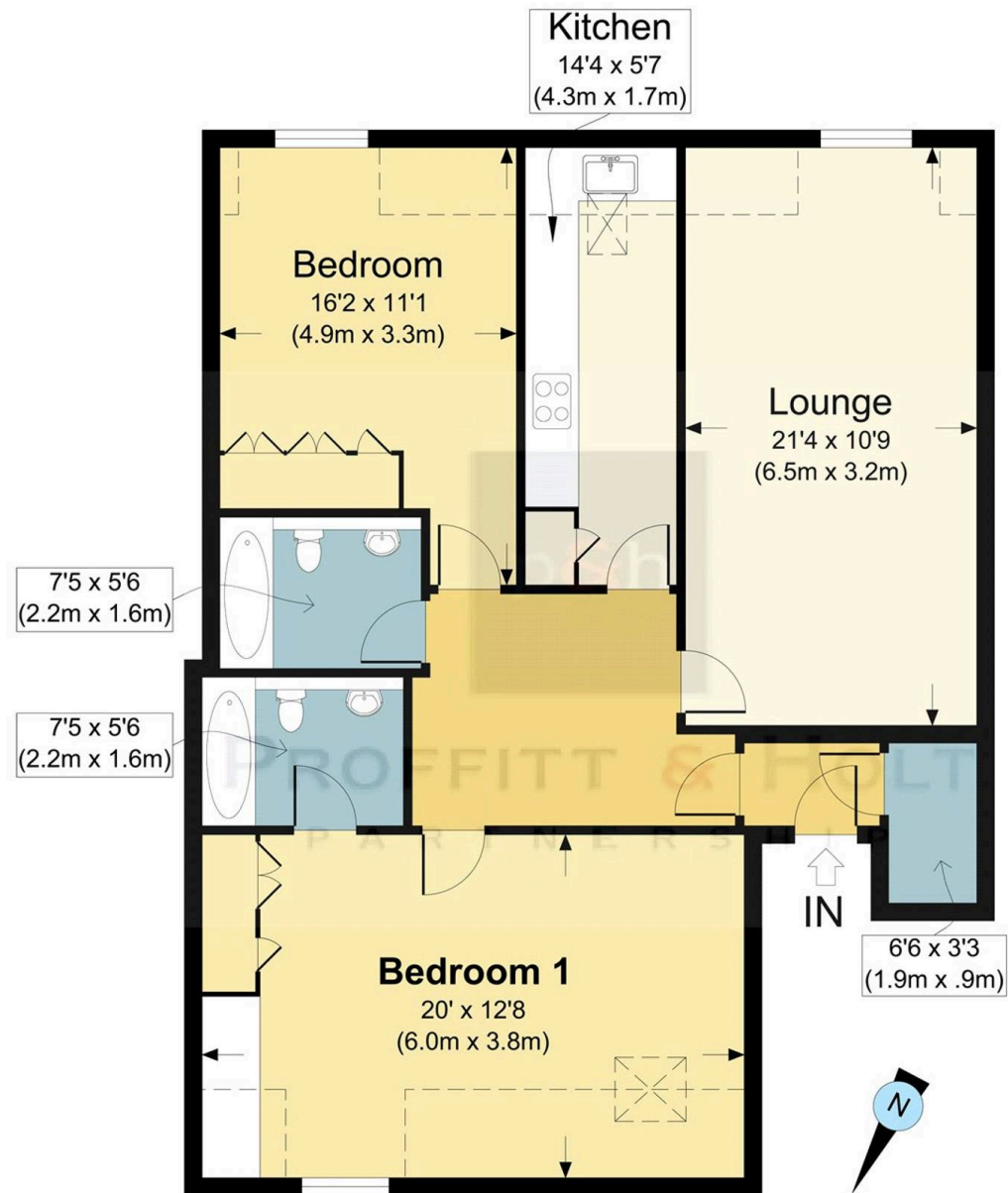
### Fixtures and fittings

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/>







LEAVESDEN COURT, WD5 0GT  
APPROX. GROSS INTERNAL FLOOR AREA 969 SQ FT / 90 SQ M.  
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## 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/)

