



Leavesden Court, Mallard Road, Abbots Langley

Guide Price £310,000

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Leavesden Court, Mallard Road

Abbots Langley

A spacious ground floor period apartment, in the ever popular Leavesden Court development.

The property comprises communal entrance hall with entry phone system, entrance hall, lounge/diner, two double bedrooms with fitted wardrobes, fitted kitchen with appliances and bathroom.

Outside, there is allocated parking for two cars, plus visitor parking and communal gardens.

The property is being offered to market with no upper chain.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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.

Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.



- 2 Bedroom Ground Floor Apartment
- No Upper Chain
- Close to Leavesden Country Park & Shops
- Two Allocated Parking Spaces
- Fitted Kitchen with Appliances
- Communal Gardens
- Ideal for First Time Buyer
- Ample Storage





For broadband and mobile speeds see:

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

General Information

Services

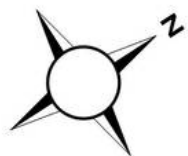
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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

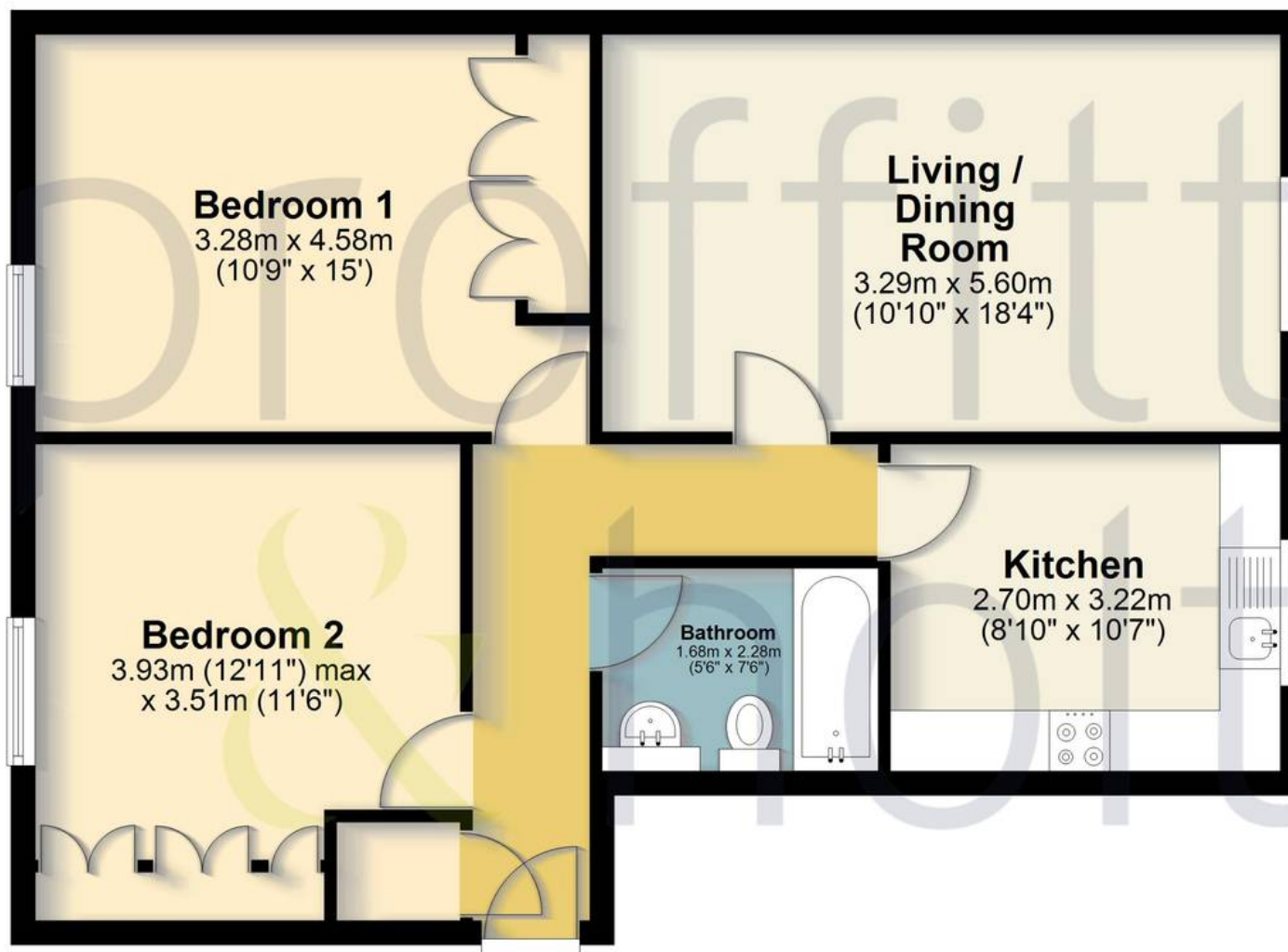






Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 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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