



Breakspear Place, Abbots Langley

Offers in Region of £799,950

proffitt
& holt





Breakspear Place

Abbots Langley

Set within glorious gated landscaped grounds, Breakspear Place is a spectacular development of just a handful of apartments and three mews cottages, situated within a short stroll of Abbots Langley High Street. The main house is a Grade II listed building, parts of which date back to the late 18th century.

This property, being sold without the complications of an onward chain, represents a rare opportunity for those wishing to live within a secure gated community, in a truly unique environment providing a rare standard of comfort to all residents.

Apartment 6 offers direct lift access from the main entrance hallway and is one of only a couple of apartments with private outside space. This oversized 2-double bedroom apartment offers magnificent high ceilings and well-proportioned room sizes, whilst benefiting from views over the landscaped gardens and beyond. The property offers a bespoke kitchen with semi open-plan dining room, a 24' sitting room with views over the shared gardens and access out to the private balcony, a 19' master bedroom with en suite and fitted wardrobes, a spacious guest bedroom with en suite bathroom, as well as a further guest W/C and ample storage.

The property is set within approximately 1.7 acres of grounds with private parking located at the front of the main house which is accessed via a private driveway and electrically operated gates.





Breakspear Place

Abbots Langley

Abbots Langley has a number of local shops 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.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Grade II Listed Georgian Building with No Upper Chain
- 2 Spacious Double Bedrooms, Both With En-Suites
- Communal Landscaped Gardens Set Within 1.7 Acres
- First Floor Apartment With Lift Access & Private Balcony
- Exclusive Gated Development With Private Parking
- High Ceilings And A Wealth Of Character Features
- Large Living Room Plus Separate Dining Room
- Secluded Location Within A Stones Throw Of Abbots Langley High Street





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

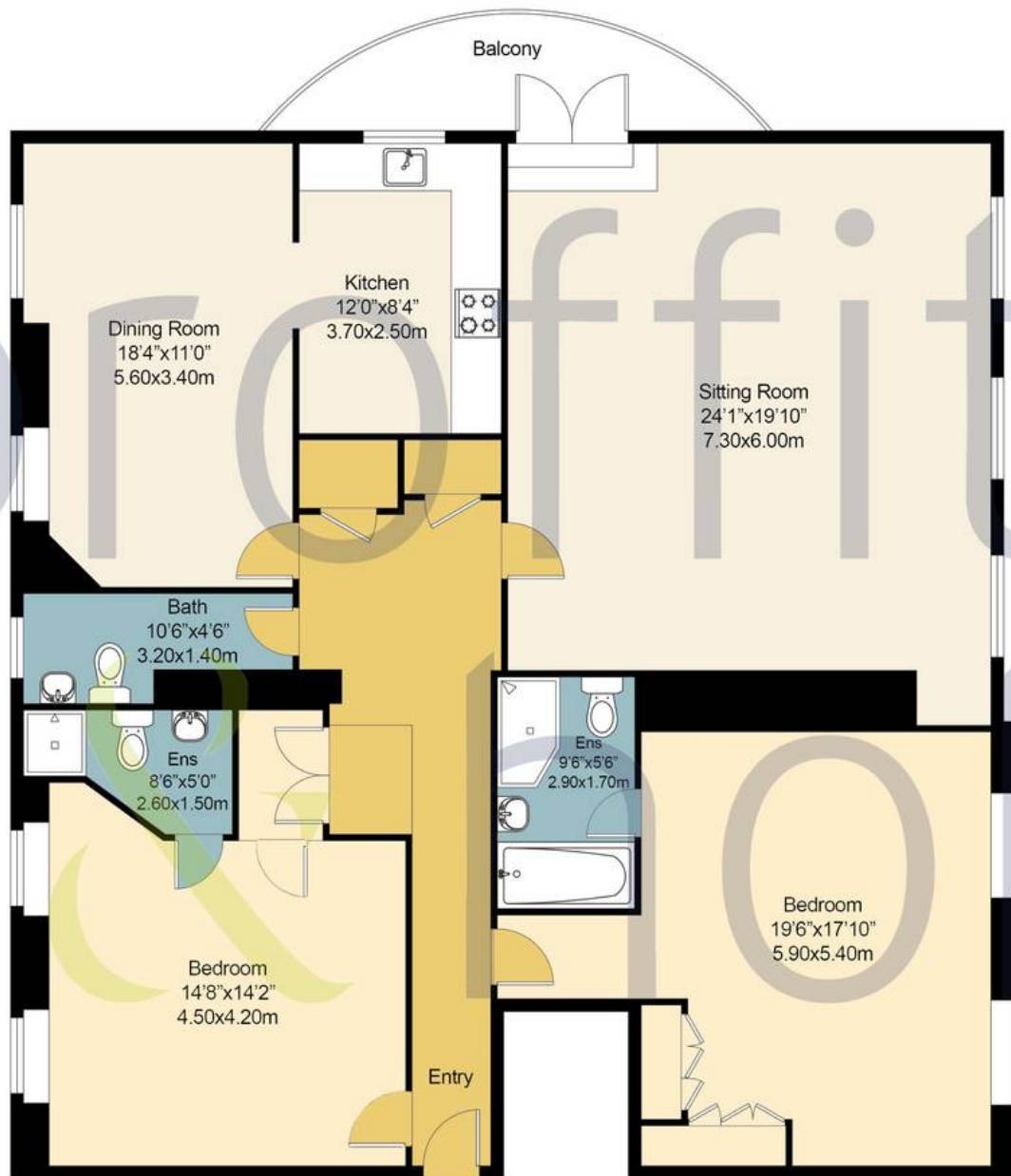
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

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







Total area: approx. 154 sq. metres (1658 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.





Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

