



13 Turnbull Court, Summerhouse Way, Abbots Langley, WD5 0FT

Asking Price £92,500 – 25% share of the full market value £370,000

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About the property

This two bedroom shared ownership apartment was newly built in 2021 and has been kept in fantastic condition since. You enter the property in to a large entrance hallway with two double door storage cupboards, the hallway then leads to a modern tiled bathroom, two double bedrooms and an open plan kitchen/living area. The first double bedroom has plenty of floor space in addition to the bedroom furniture and fitted double wardrobes. The second bedroom currently offers a perfect space for a study area as well as space for a double bed. The open plan living/kitchen area benefits from a stylish, fully integrated kitchen and a generously sized living/dining area with access to a private balcony.

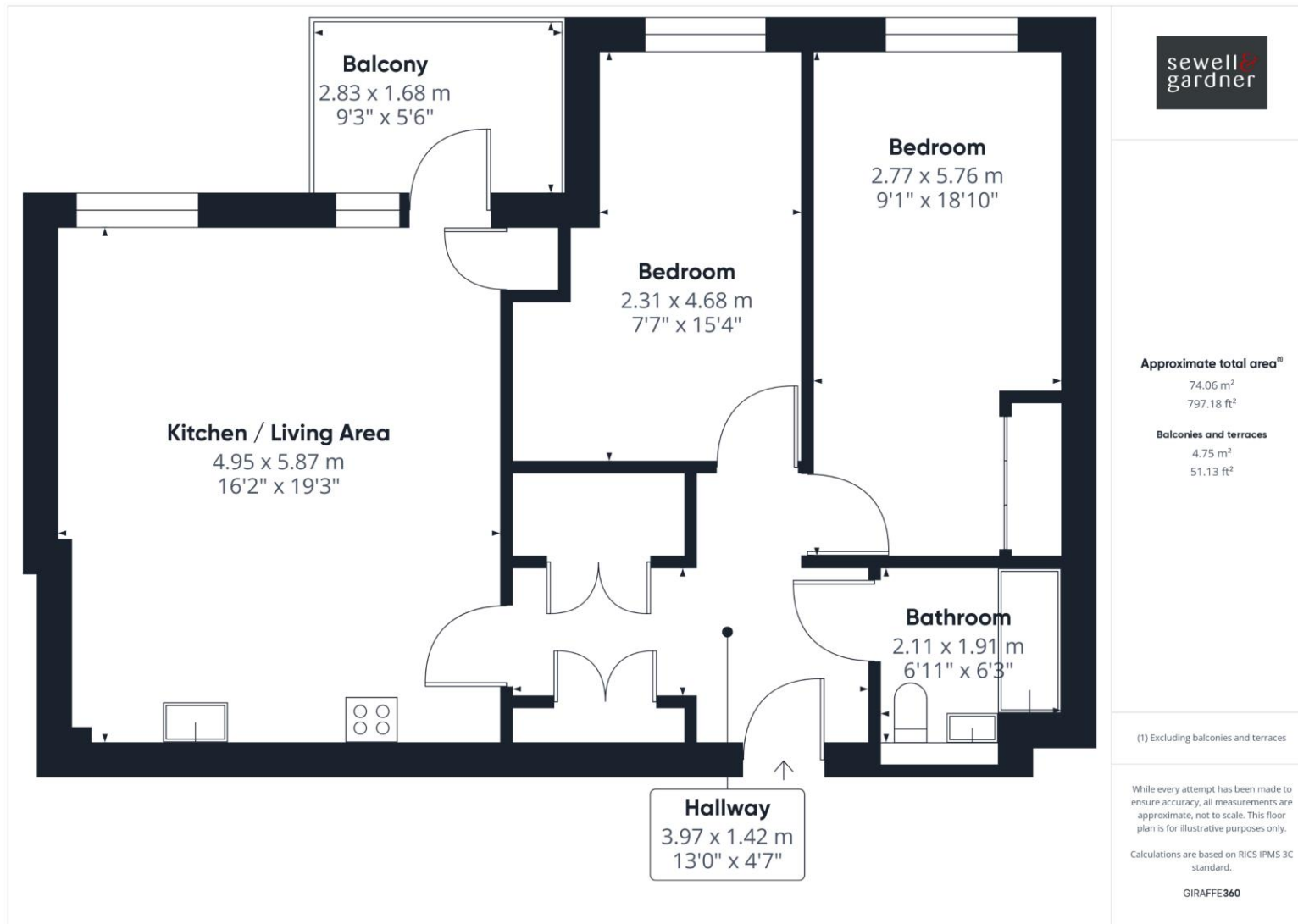
The residents of Turnbull Court also benefit from allocated parking, a valid NHBC warranty and use of the South East facing communal gardens. Shared Ownership allows buyers to own a reduced share of the property (in this case 25%) while paying rent to the housing association who own the remaining share allowing those who struggle with a large deposit size to get on the property ladder!



- Shared ownership
- Allocated parking

- 25% share available
- Pets allowed (subject to application)

- Private balcony
- 987 year lease



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District
 Council Tax: Band C
 Approximate floor area: 797.18 sq ft
 Tenure: Leasehold (987 years)
 Service charge: £963.12 pa
 Rent: £748.14 pcm

Nearest Station: 1.8 miles to Kings Langley
 Distance to Town Centre: 0.4 miles to Abbots Langley
 Nearest Motorway: 2.6 miles to M1

Area Information

Abbots Langley is a busy village located within a short drive of Hemel Hempstead, St Albans and Watford. Abbots Langley offers the best of best worlds.

The village is closely linked to Watford and was once part of the Watford Rural district. It has been included in Three Rivers district since 1974.

Abbots Langley is also close to transport links with Kings Langley station nearby and the motorway being only a short drive

There are plenty of wonderful countryside treks you can take in around the area. One of Abbots Langley's main attractions is Leavesden Country Park which covers an area of over 27 hectares and consists of walking/ biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. Also Harry Potter fans it is only a stones throw away from the Warner Bros Studios.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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