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**BREAKSPEAR COURT, ABBOTS LANGLEY - £150,000**  
**1 Bedroom Ground Floor Maisonette**





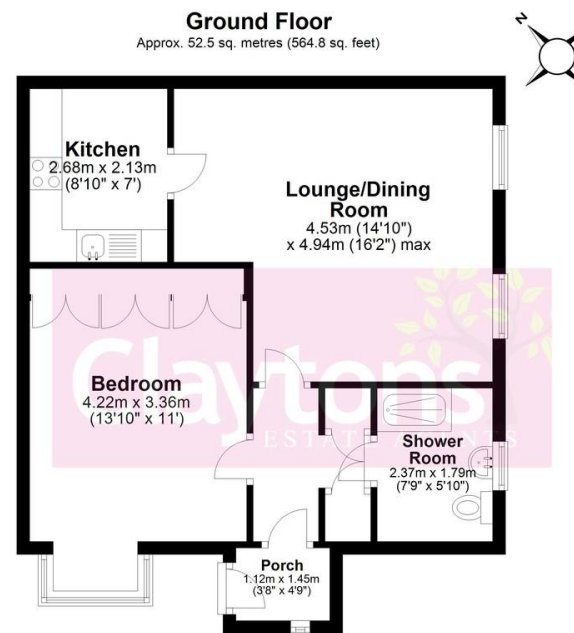
**\*\*\* CHAIN FREE \*\*\*** Spacious 1 bed ground floor maisonette retirement flat with communal garden and non-allocated off street parking.

The property is entered on the ground floor and contains; spacious double bedroom with bay window and built in wardrobes, shower room, kitchen and large L-shaped living / dining room.

The property also has access to communal gardens and non-allocated off street parking.

- 1 bed ground floor maisonette
- Retirement Flat
- Large bedroom with built in wardrobes
- Shower Room
- Separate kitchen
- L-shaped living room / dining room
- Private entrance
- Communal Gardens

Due to its brilliant location; this ground floor flat is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.



Total area: approx. 52.5 sq. metres (564.8 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to provide





📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

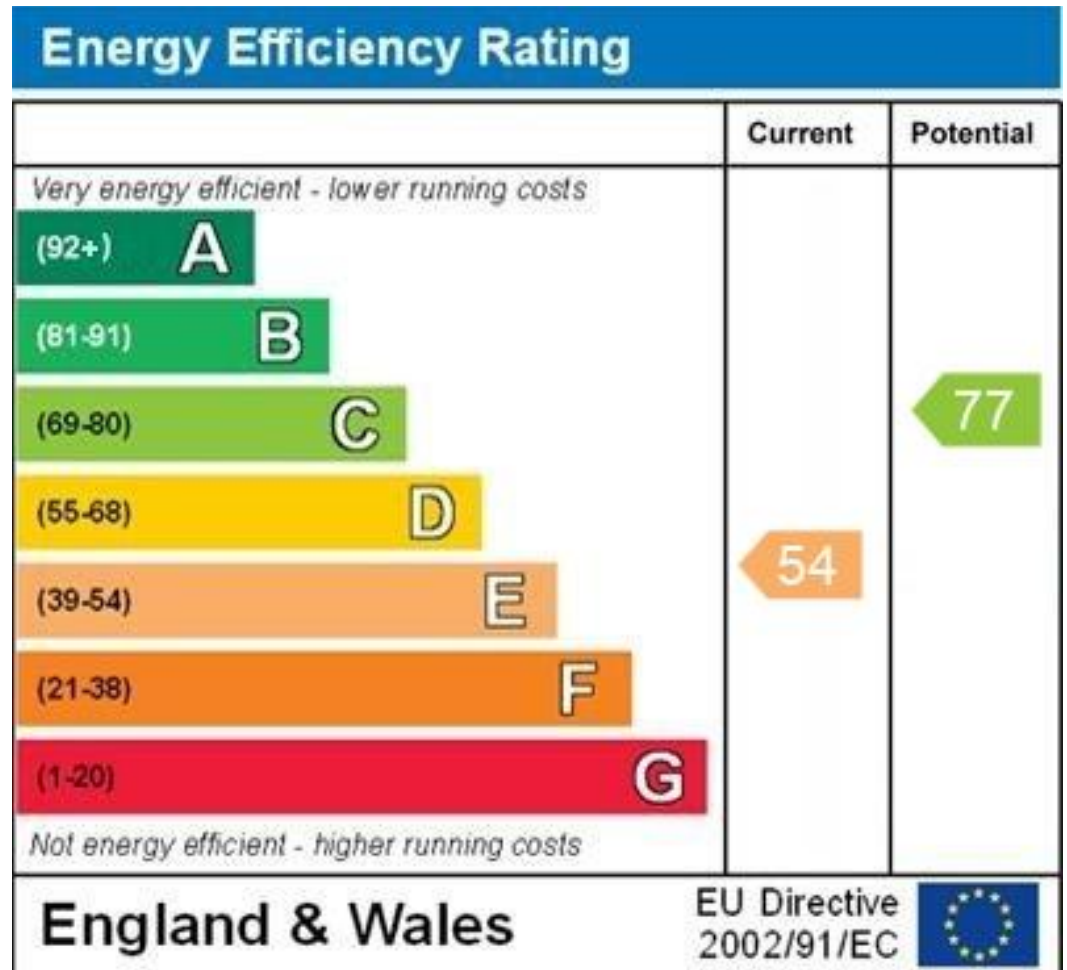
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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