

INTRODUCING

Mallard Road, Abbots Langley WD5 0GT

1 Bedroom Flat - Conversion for sale

£240,000

Price



1 Bedrooms/1 Bathrooms EPC Rating: D

- Well Presented Top Floor Apartment
- Lounge/Diner
- Double Bedroom
- Bright Hallway
- Allocated Parking Space
- Prestigious Development
- Separate Kitchen
- Family Bathroom
- Council Tax Band C
- No Upper Chain

HARRY CHARLES

Property Specialists

Call us
01923 731313

** WELL PRESENTED TOP FLOOR ONE BEDROOM APARTMENT - PRESTIGIOUS DEVELOPMENT - LOUNGE/DINER - SEPARATE KITCHEN- DOUBLE BEDROOM - FAMILY BATHROOM - COUNCIL TAX BAND C - ALLOCATED PARKING SPACE - LOVELY COMMUNAL GARDENS - NO UPPER CHAIN ** We are delighted to be favoured with Sole agency instructions to offer for sale this well presented top floor apartment situated in this prestigious development in Abbots Langley and being adjacent to Leavesden Country Park. This bright apartment is situated on the top floor (2nd floor) and is located to the rear of the development. There are well maintained communal gardens and the property has an allocated parking space and there is also an area for visitor parking. The property is offered with no upper chain and we would ask that you contact us without delay to arrange an early appointment to view.

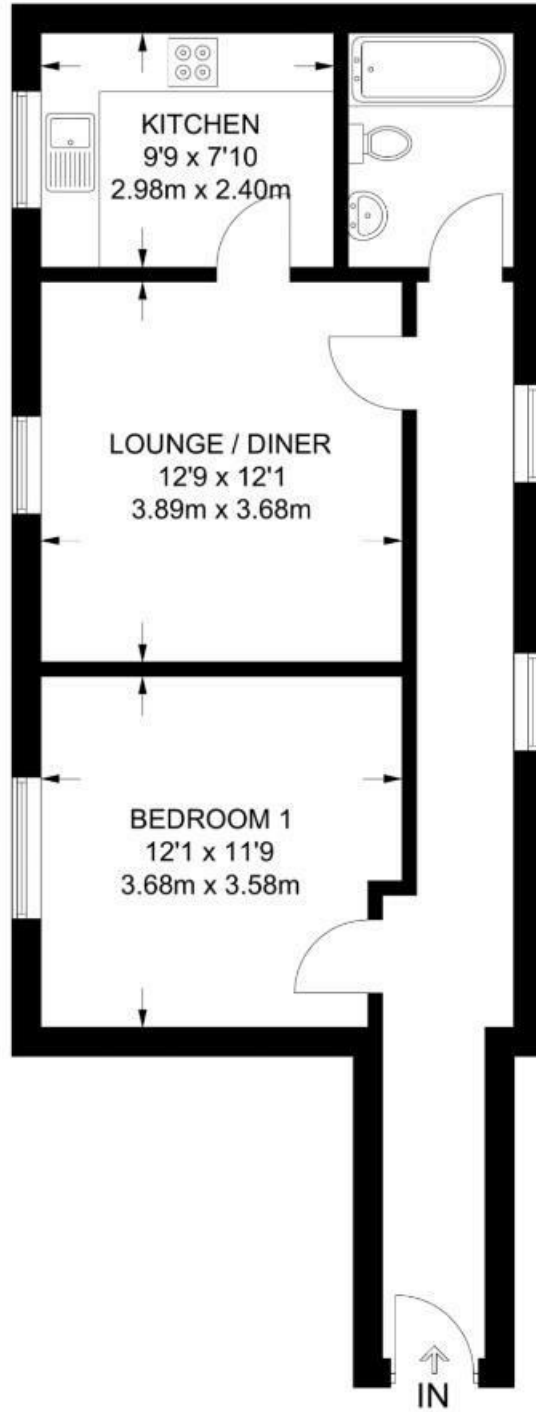


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THIRD FLOOR

**APPROXIMATE GROSS INTERNAL AREA
555.5 SQ FT / 51.6 SQ M**

This plan has been drawn for illustrative and identification purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	