



Pegasus Court, Abbots Langley  
£350,000

proffitt  
& holt







## Pegasus Court

Abbots Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this immaculate and tastefully decorated, warden assisted and freehold bungalow for the over 60's, situated in a private residential cul-de-sac in Abbots Langley.

The accommodation is all arranged on one level and comprises entrance hall, living/dining room with doors leading out to the private courtyard, which in turn leads onto the well manicured communal gardens, a separate refitted kitchen, two well proportioned bedrooms and a refitted shower room/WC.

This tranquil setting is ideal for those looking for peace and quiet, and also benefits from its own allocated parking space directly out the front.

To fully appreciate what this property offers, please contact leading local agents Proffitt and Holt.







## Pegasus Court

### 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.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles

Council Tax Band: D

Tenure: Freehold

EPC – Energy Efficiency Rating:



- Two Bedrooms
- Freehold
- Warden Assisted over 60's Bungalow
- Refitted Kitchen and Bathroom
- Kitchen White Goods Included
- Large Living/Dining Room
- Private Courtyard
- Communal Gardens
- Quiet Cul-de-Sac





*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.

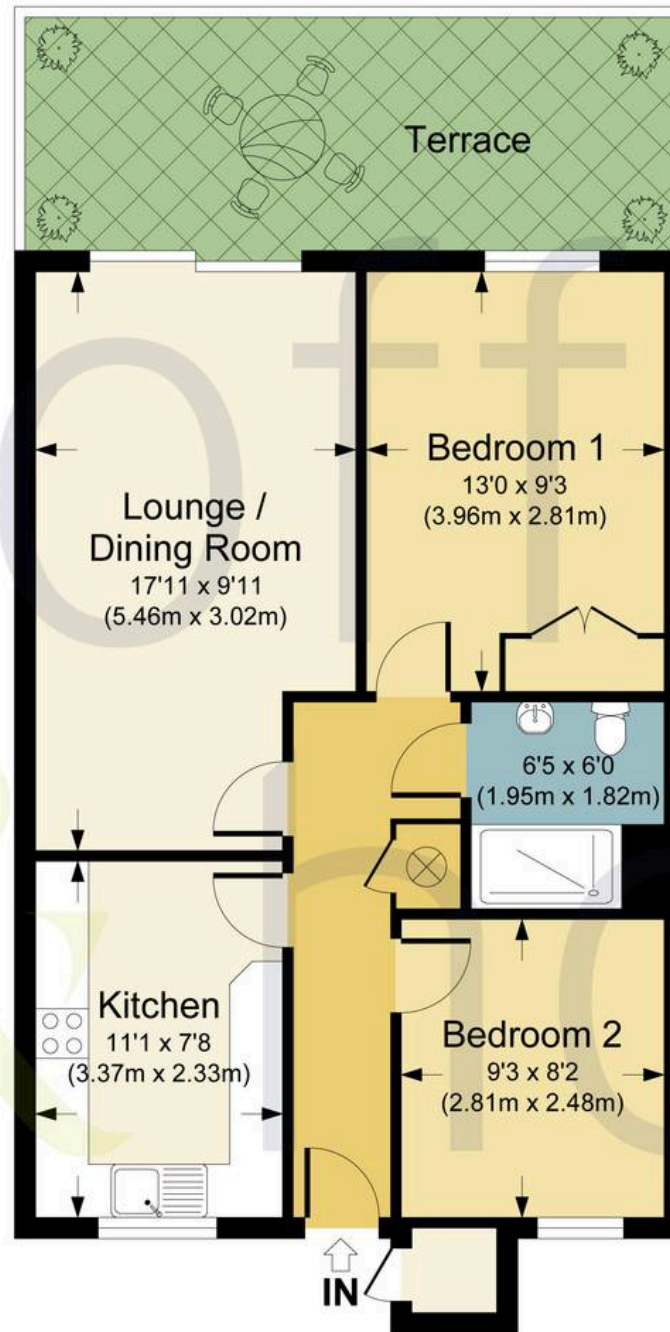
### **Fixtures and Fittings**

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









## PEGASUS COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 577.16 SQ FT / 53.62 SQ M.

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## Proffitt & Holt

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