



Connells

The Grange
Abbots Langley



Property Description

A first floor retirement home located in this popular development. A spacious maisonette for people looking to for retirement living. Modern shower room, bright lounge, fitted kitchen and large entrance with handy storage. Fantastic location near Abbots Langley High Street with all of its amenities. NB the lease can be extended upon completion.

Entrance Hall

Front door, storage.

Lounge

13' 9" x 13' 10" not into bay (4.19m x 4.22m not into bay)

Bay window.

Bedroom 1

11' 9" x 9' 9" (3.58m x 2.97m)

Shower Room

5' 8" x 8' 5" (1.73m x 2.57m)

Walk in shower, WC, basin.

Outside

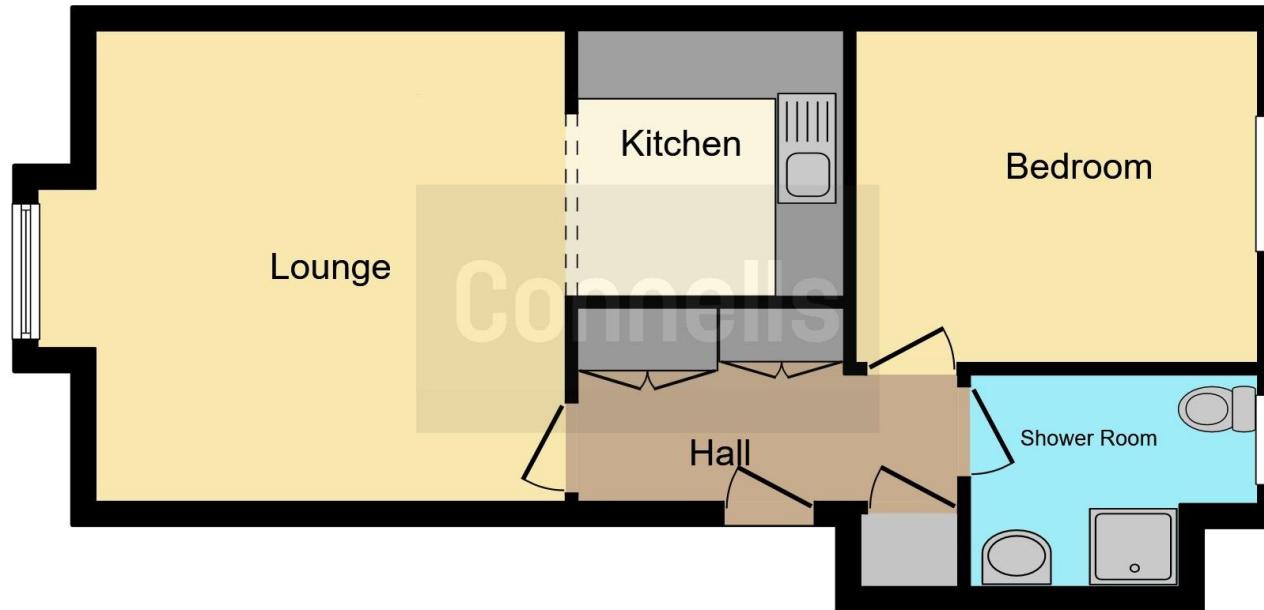
Communal Gardens

Residents Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Council Tax
Band: C

Service Charge:
4167.00

Ground Rent:
Ask Agent

Tenure: Leasehold

[view this property online connells.co.uk/Property/LEA103468](http://www.connells.co.uk/Property/LEA103468)

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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