



Breakspear Place, Abbots Langley

proffitt  
& holt





## Breakspear Place

### Abbots Langley

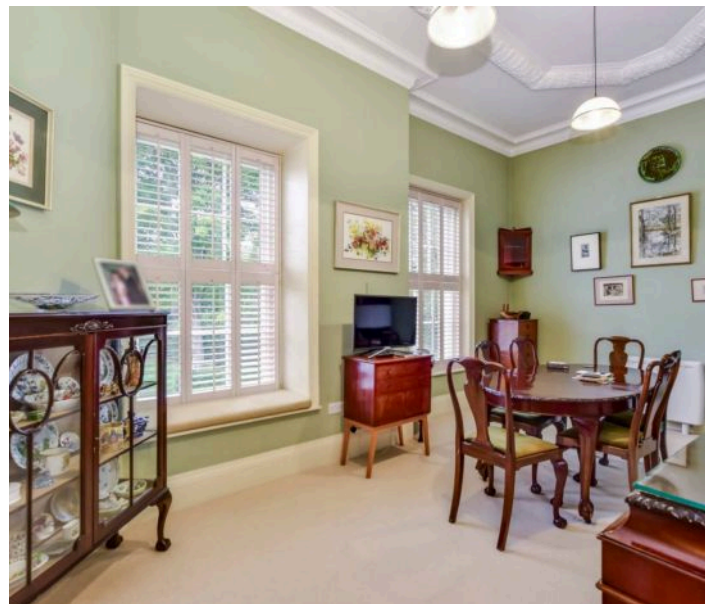
Set within glorious gated landscaped grounds, Breakspear Place is a spectacular development of just a handful of apartments and three mews cottages, situated within a short stroll of Abbots Langley High Street. The main house is a Grade II listed building, parts of which date back to the late 18th century.

This property, being sold without the complications of an onward chain, represents a rare opportunity for those wishing to live within a secure gated community, in a truly unique environment providing a rare standard of comfort to all residents.

Apartment 6 offers direct lift access from the main entrance hallway and is one of only a couple of apartments with private outside space. This oversized 2-double bedroom apartment offers magnificent high ceilings and well-proportioned room sizes, whilst benefiting from views over the landscaped gardens and beyond. The property offers a bespoke kitchen with semi open-plan dining room, a 24' sitting room with views over the shared gardens and access out to the private balcony, a 19' master bedroom with en suite and fitted wardrobes, a spacious guest bedroom with en suite bathroom, as well as a further guest W/C and ample storage.

The property is set within approximately 1.7 acres of grounds with private parking located at the front of the main house which is accessed via a private driveway and electrically operated gates.





## Breakspear Place

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Grade II Listed Georgian Building with No Upper Chain
- 2 Spacious Double Bedrooms, Both With En-Suites
- Communal Landscaped Gardens Set Within 1.7 Acres
- First Floor Apartment With Lift Access & Private Balcony
- Exclusive Gated Development With Private Parking
- High Ceilings And A Wealth Of Character Features
- Large Living Room Plus Separate Dining Room
- Secluded Location Within A Stones Throw Of Abbots Langley High Street





## 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

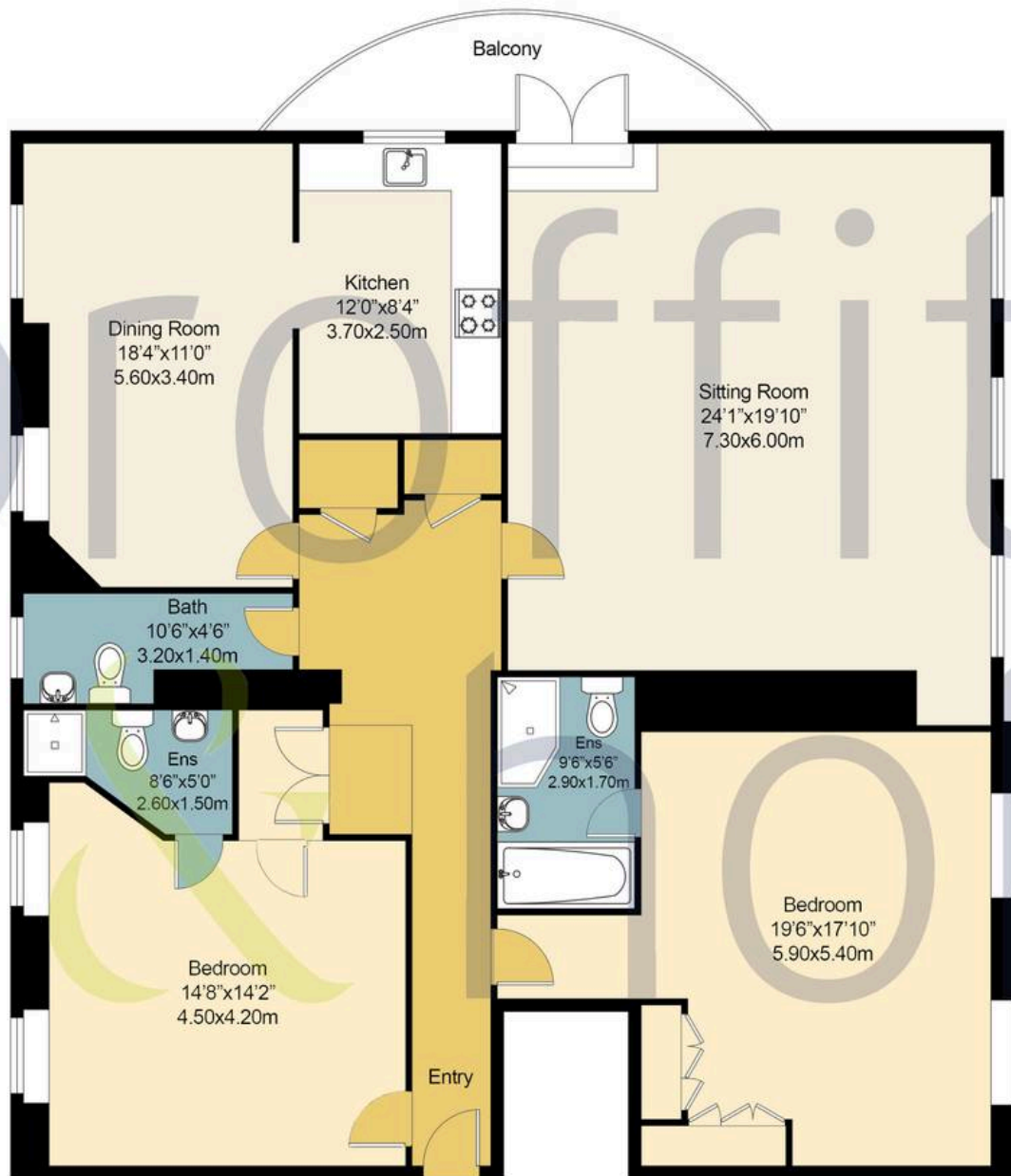
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







Total area: approx. 154 sq. metres ( 1658 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.





# Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

