



Harlech Road, Abbots Langley  
£269,950

proffitt  
& holt





## Harlech Road

Abbots Langley

Proffitt and Holt are pleased to present this charming 2-bedroom flat with no upper chain, located conveniently close to local shops and the ever popular Leavesden Country Park, which boasts a cafe and hosts a weekly parkrun.

This tastefully decorated apartment features a beautifully refitted kitchen and bathroom, whilst the large living/dining room offers ample space and sits adjacent to the kitchen, giving a semi- open plan layout, perfect for hosting gatherings.

The property offers 1 allocated parking space as well as further visitors spaces, a Juliet balcony, and an extended lease with no ground rent, making it a sensible purchase for homeowners and investors alike.

Viewing is highly recommended to fully appreciate all that this property has to offer. Don't miss out on the opportunity to make this tastefully decorated flat your new home.





## Harlech Road

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: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- No Upper Chain
- Close Proximity To Local Shops And Parks
- 1 Allocated Parking Space
- Juliet Balcony
- Tastefully Decorated Throughout
- Refitted Kitchen And Bathroom
- Large Living/Dining Room
- Extended Lease





## 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/>

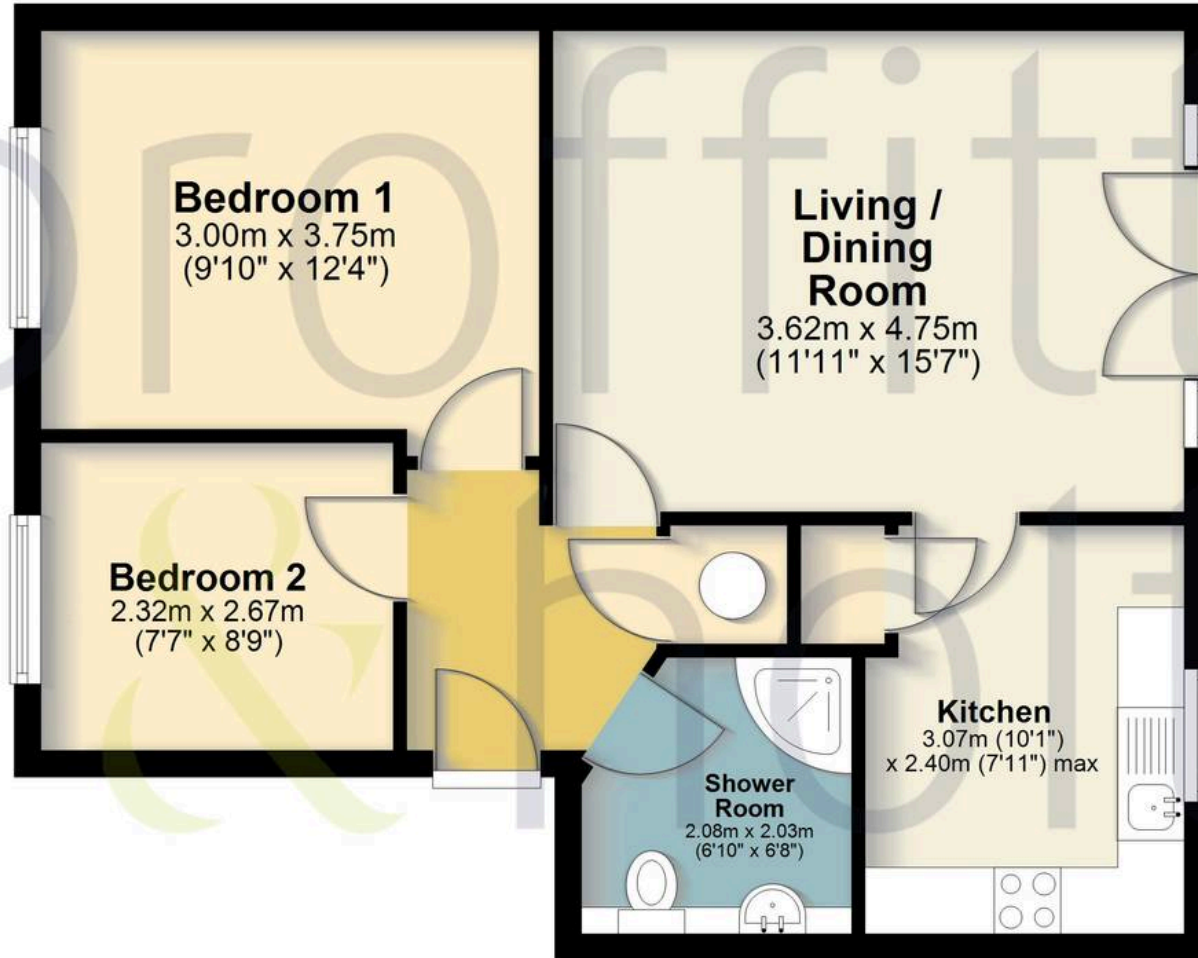






## Second Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



Total area: approx. 52.8 sq. metres (568.7 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.

Plan produced using PlanUp.





# Proffitt & Holt

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