



22 Turnbull Court, Abbots Langley, Hertfordshire, WD5 0FT

Asking Price £153,000 – 45% share of the full market value £340,000

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About the property

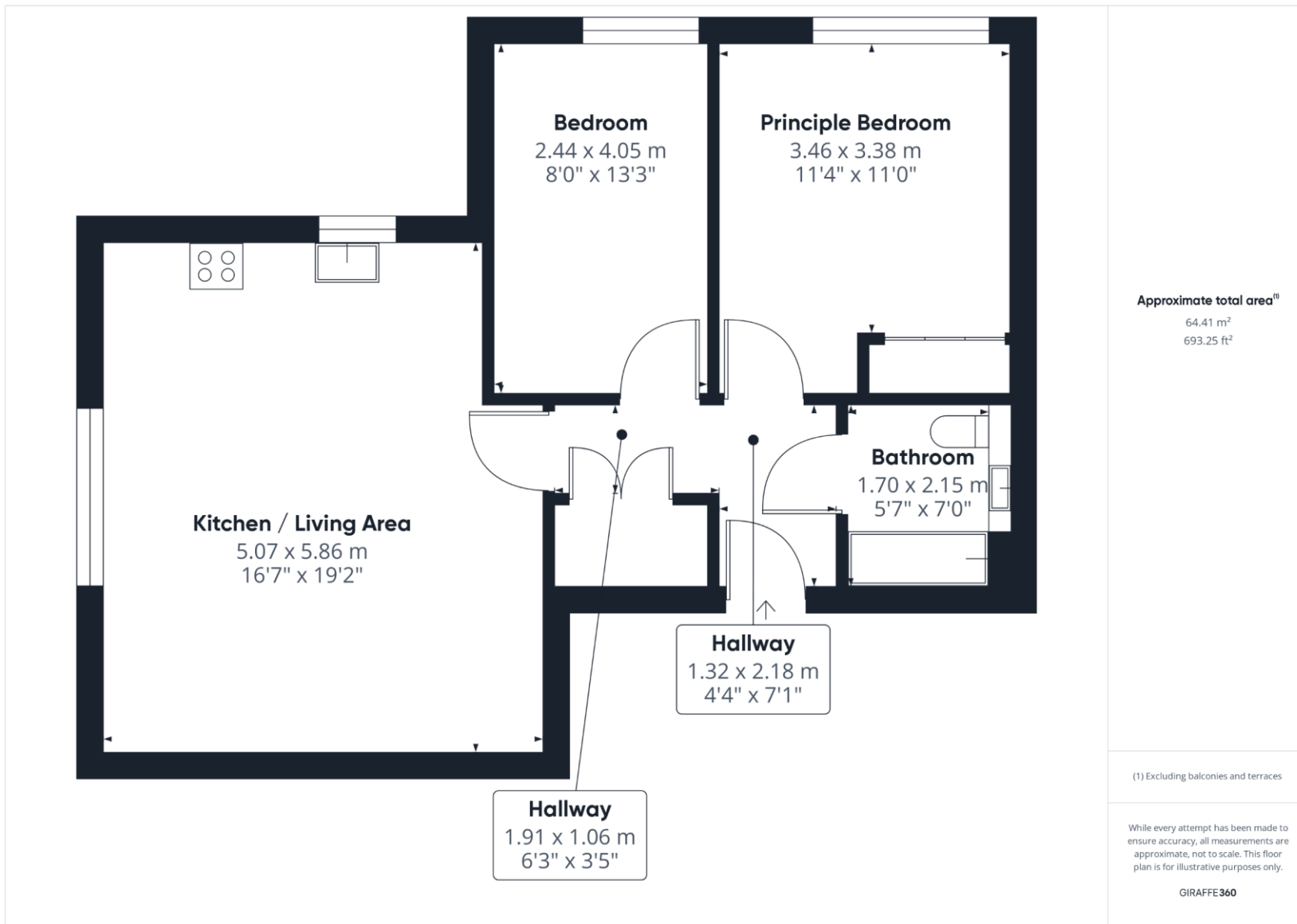
Situated on the top floor, this property offers a light and airy feel with large floor to ceiling windows and a South East facing outlook. The entrance hallway leads to a stylish family bathroom, two double bedrooms, an ample sized storage cupboard and a spacious living/kitchen area looking out on to the well kept communal gardens. Newly built in 2021, Turnbull Court also benefits from a valid NHBC warranty and an allocated parking space. This modern two bedroom home is available to purchase at a 45% share on the shared ownership scheme.



- Shared ownership
- Allocated parking

- No upper chain
- Top floor apartment

- Long lease
- Communal gardens



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Abbots Langley is a busy village located within a short drive of Hemel Hempstead, St Albans and Watford. Abbots Langley offers the best of best worlds.

The village is closely linked to Watford and was once part of the Watford Rural district. It has been included in Three Rivers district since 1974.

Abbots Langley is also close to transport links with Kings Langley station nearby and the motorway being only a short drive

There are plenty of wonderful countryside treks you can take in around the area. One of Abbots Langley's main attractions is Leavesden Country Park which covers an area of over 27 hectares and consists of walking/ biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. Also Harry Potter fans it is only a stones throw away from the Warner Bros Studios.

Local Authority: Three Rivers District

Council Tax: Band C

Approximate floor area: 693 sq ft

Tenure: Leasehold (987 years)

Service charge: £963.12 pa

Rent: £531.15 pcm

Nearest Station: 1.8 miles to Kings Langley

Distance to Town Centre: 0.4 miles to Abbots Langley

Nearest Motorway: 2.6 miles to M1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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