



Breakspear Court The Crescent, Abbots Langley

£140,000

proffitt
& holt





Breakspear Court The Crescent

Abbots Langley

Proffitt & Holt are pleased to bring to the market, this spacious and well-presented one-bedroom second floor flat in this sought-after over 55's retirement development on the edge of the village centre, with pleasant communal gardens. The property is within a short walk of local shops, doctors and dentists surgeries and restaurants.

The internal accommodation comprises entrance hall, living room, kitchen, bathroom, and bedroom.

Viewing is highly recommended. Sold with no upper chain.





Breakspear Court The Crescent

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 an approximately two miles distance.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

FEATURES

- One Bedroom Retirement Flat
- Lift Access
- Over 55's
- Communal Gardens
- Residents Parking
- Village Location
- No Upper Chain





General Information Services

Mains electricity, water 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.

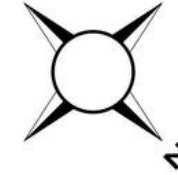
For broadband and mobile speeds see:

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Second Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 42.7 sq. metres (459.2 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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