



Hanover Gardens High Street, Abbots Langley

£200,000

proffitt
& holt





Hanover Gardens High Street

Abbots Langley

Rarely available one bedroom ground floor, over 55's apartment, set within secluded landscaped gardens and situated just off Abbots Langley High Street. The property is being offered for sale with no onward chain.

Internally the property offers comfortable accommodation with the apartment situated on the ground floor, enjoying views over the communal landscaped gardens. Internally the property offers a hallway, sitting room, fitted kitchen, double bedroom and a walk in shower room. The property also benefits from two communal lounges, where residents can meet up, a laundry room, lift access to all floor, communal landscaped gardens and parking for both residents and visitors.

The property is offered for sale with a 125 year lease (from 20th May 2013) whilst service charge is £334.58 per month and includes heating, water and service charge support.

Ground rent: Nil





7 Hanover Gardens High Street

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 and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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.

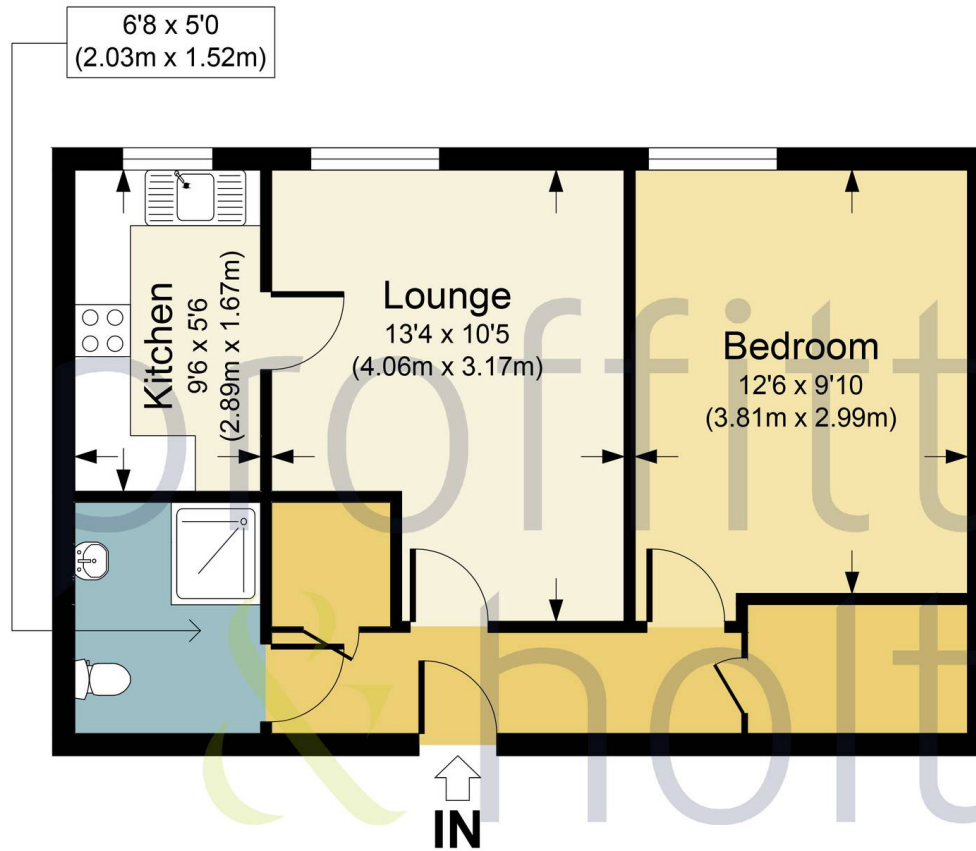
Fixtures and fittings

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

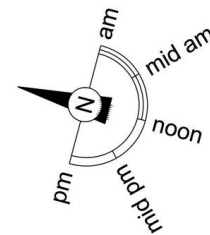
For broadband and mobile speeds see;

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





Ground Floor



7 HANOVER GARDENS, WD5 0AX

APPROX. GROSS INTERNAL FLOOR AREA 438.19 SQ FT / 40.71 SQ M.

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