



# Leavesden Court Mallard Road, Abbots Langley

Guide Price £250,000

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## Leavesden Court Mallard Road, Abbots Langley

Located in the ever popular Leavesden Court development is this bright and spacious, upper floor apartment. This attractive Victorian building has been sympathetically converted and modernised, boasting a number of character features, such as wooden sash windows and high ceilings. This particular apartment offers far reaching views and has access to the beautifully manicured communal gardens.

The accommodation is well laid out, with a semi open plan kitchen and living room. The kitchen itself is fitted in a classic shaker design with a number of integrated appliances. The bedroom is a particularly large double room, with plenty of fitted wardrobes.

Further benefits include allocated parking for 1 car, along with additional visitors spaces, videophone entry system, gas central heating and a lease in excess of 100 years. The apartment will be sold with no upper chain.





## Leavesden Court Mallard 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. Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Victorian building
- Character features such as sash windows and high ceilings
- Semi open-plan kitchen and living
- Beautifully maintained communal gardens
- No upper chain
- Lease in excess of 100 years
- Allocated parking for 1 car plus further visitors spaces
- Upper floor with far reaching views
- Large double bedroom with fitted wardrobe





## 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

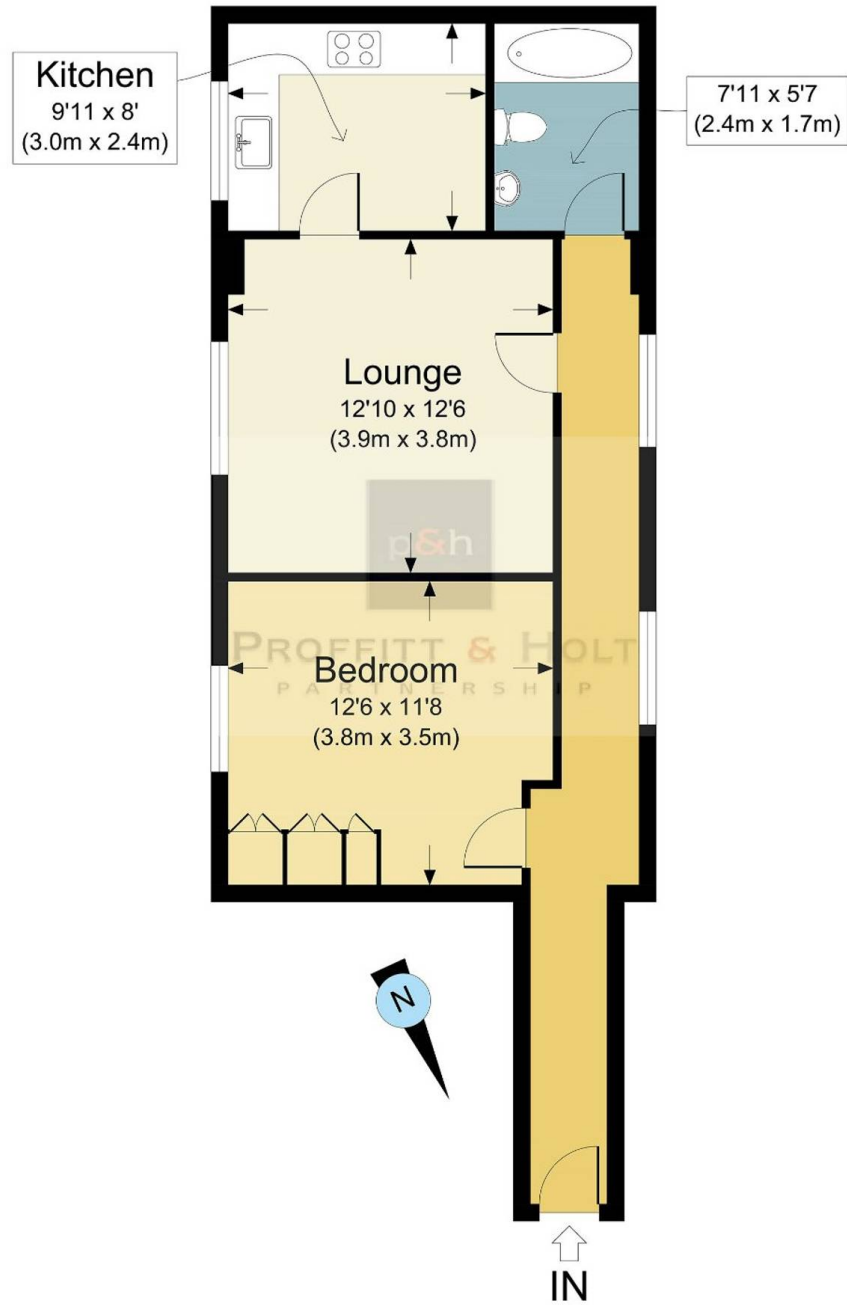
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

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







LEAVESDEN COURT, WD5 0GT  
APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M.  
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# Proffitt & Holt

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