



Leavesden Court Mallard Road, Abbots Langley

In Excess of £325,000

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& holt





Leavesden Court Mallard Road, Abbots Langley

This charming ground floor apartment is a delightful two-bedroom property that is perfect for those looking for a combination of style, space, and location.

The apartment comprises of two spacious bedrooms providing ample space for a small family or a couple. The living room is well-proportioned and comfortable, perfect for relaxing or entertaining guests and features a large bay window. The kitchen is fully fitted and equipped with modern appliances and provides a great space for cooking and dining.

This apartment also benefits from a long lease, ensuring that it is a wise investment for the future. The location of the apartment is ideal for those who require easy access to the M1 motorway, making it perfect for commuters. Additionally, the property is well situated for access to the beautiful award-winning Leavesden Country Park, providing ample outdoor space for walking and relaxing.

This spacious two-bedroom ground floor apartment in Leavesden Court is perfect for those looking for a character property with modern features. With a long lease and great location, this property is a must-see for anyone seeking a comfortable and convenient living space. EER: C





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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: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Two Double Bedrooms
- Ground Floor
- Allocated Parking
- 978 Years Lease
- Fully Fitted Kitchen (with modern appliances)
- Easy Access to the M1 Motorway and to Leavesden Country Park
- High Ceilings
- Large Bay Window to Living Room
- Built-in Wardrobes to both bedrooms





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.

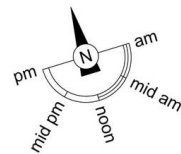
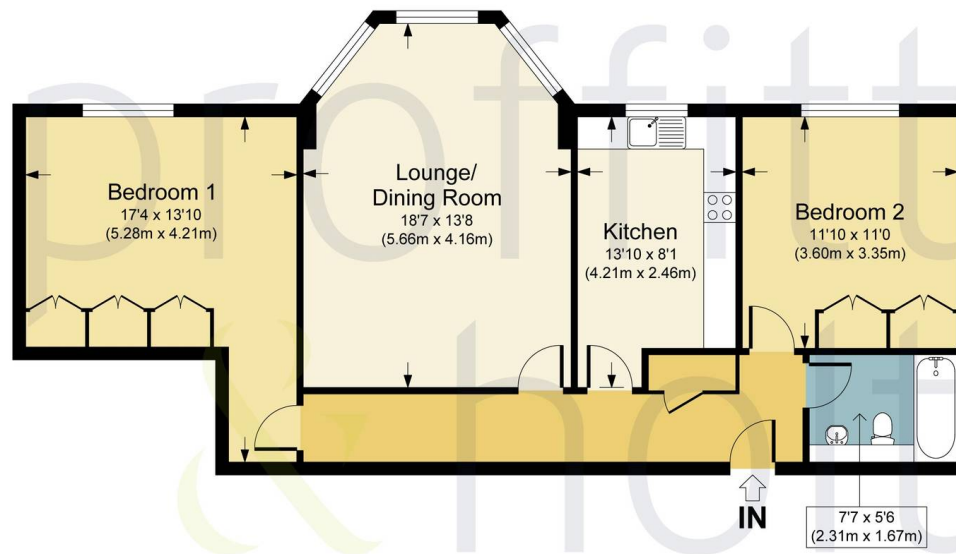
Fixtures and fittings

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

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LEAVESEDEN COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 822.03 SQ FT / 76.37 SQ M.
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