



Leavesden Court Mallard Road, Abbots Langley

£275,000

proffitt
& holt





Leavesden Court

Mallard Road, Abbots Langley

Proffitt and Holt are delighted to offer to the market this two bedroom, second floor period apartment, set within this select parkland development and within walking distance of local shops and Leavesden country park. The property is offered for sale with no onward chain, whilst benefiting from landscaped communal gardens and allocated and visitors parking.

Externally the property has both allocated and visitors parking and landscaped communal gardens to the front of the main block.





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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 approximately three miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately two miles distance.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Long Lease
- Leavesden Court
- Sought After Location
- Allocated Parking
- Abbots Langley
- Two Double Bedrooms





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/>





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