



The Grange, High Street, Abbots Langley
£140,000

proffitt
& holt





The Grange High Street

Abbots Langley

A one bedroom first floor (over 55s) retirement apartment, situated within a block of just three other homes and located within walking distance of the village High Street, which offers a range of day to day shops, including a doctors surgery, library and church. The property benefits from communal gardens to the rear of the block with residents and visitors parking. EER: C





The Grange 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 St Albans, Watford and Hemel Hempstead are within a short drive. 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 a distance of approximately two miles.

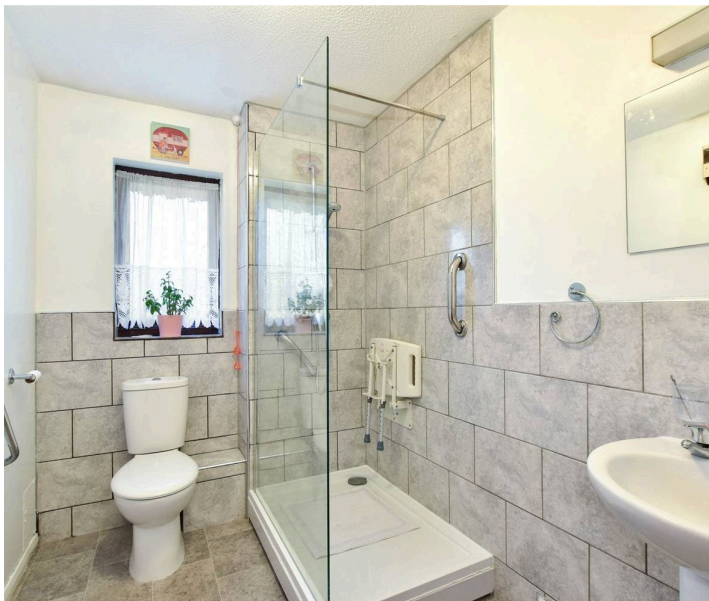
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Located just off Abbots Langley High Street
- First Floor
- One Bedroom
- Sitting Room & Kitchen
- Re Fitted Shower Room
- Private Parking for Residents and Guests





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.

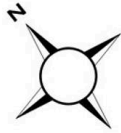
Fixtures and fittings

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

For broadband and mobile speeds see;

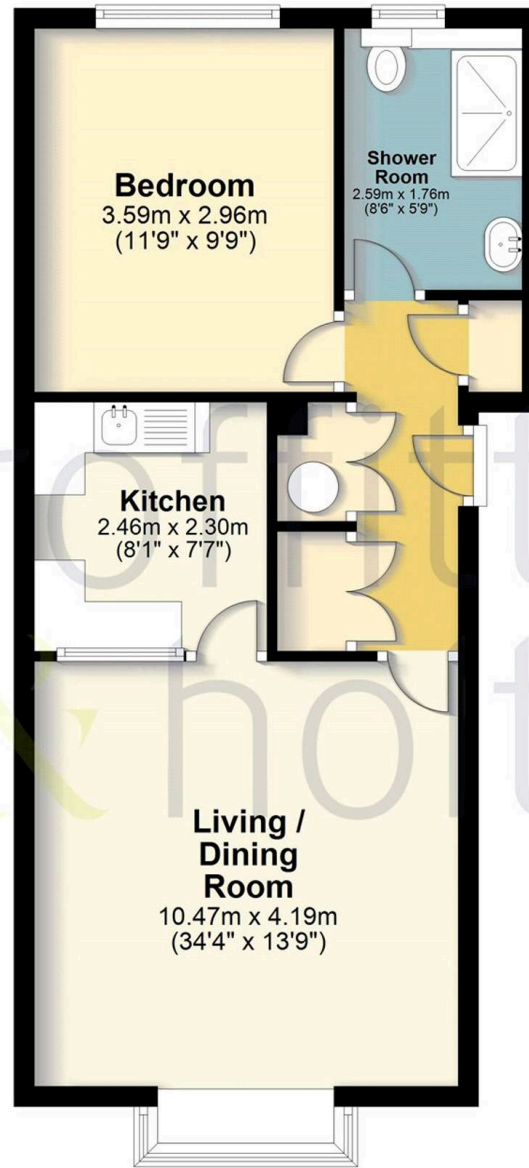
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





First Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 47.0 sq. metres (506.3 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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