



Rayleigh House Shirley Road, Abbots Langley

£160,000

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Rayleigh House Shirley Road, Abbots Langley

Sold without the complications of an onward chain is this fully refurbished studio apartment, conveniently located within walking distance to Abbots Langley High Street and with excellent public transport links.

Situated on the upper ground floor, with no other properties below, it comprises a stylishly refitted kitchen and shower room, entrance hall and spacious combined living room/bedroom. The apartment is efficient to run and benefits from residents parking/gardens, whilst also benefitting from a long lease and low charges.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

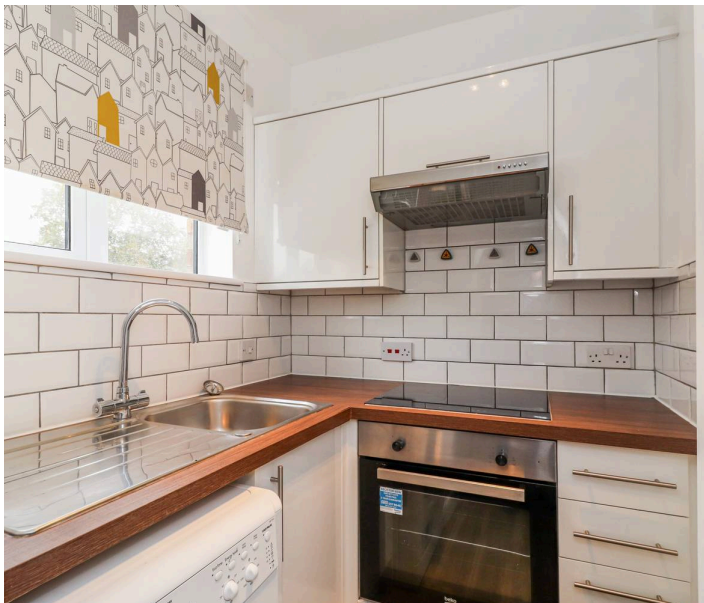
EPC Environmental Impact Rating: E



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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.

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.



- Studio Apartment
- Refurbished Throughout
- Residents Parking
- No Upper Chain
- Communal Gardens
- Low Charges/Long lease





For broadband and mobile speeds see:

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

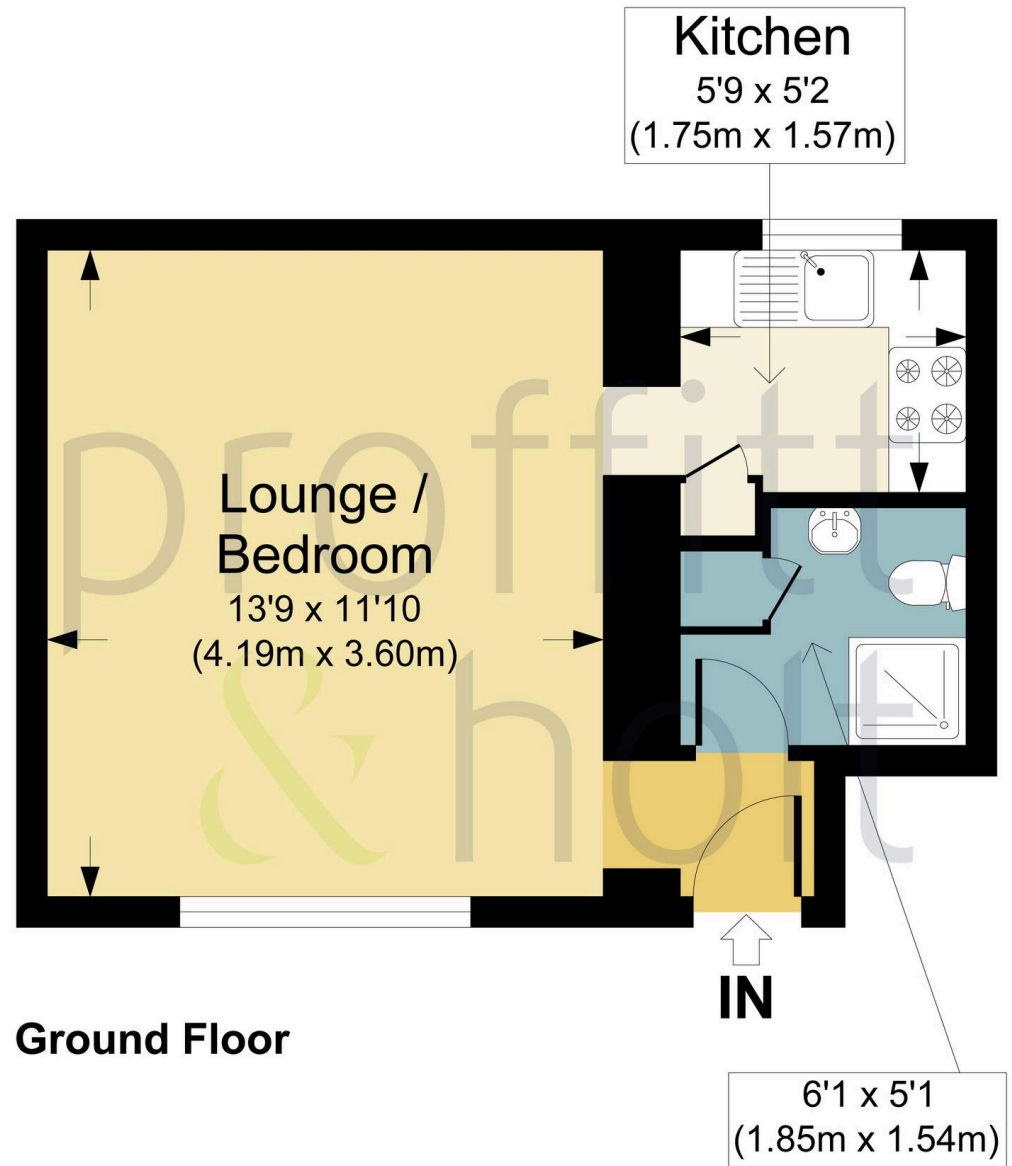
General Information

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.



Ground Floor

RALEIGH HOUSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 258.01 SQ FT / 23.97 SQ M.
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