



Breakspear Court The Crescent, Abbots Langley  
£150,000

proffitt  
& holt





## Breakspears Court The Crescent

### Abbots Langley

Being sold with no upper chain is this ground floor, warden assisted retirement flat for the over 55's. Unusually, it benefits from its own front door and is within only a couple of minutes walk of Abbots Langley High Street.

Boasting spacious accommodation, consisting of a welcoming entrance hall with storage cupboards, a bright and airy living/dining room which sits adjacent to the kitchen, freshly carpeted double bedroom and a refitted shower room with double walk-in shower.

Externally there are attractive communal gardens with a pleasant garden room where residents are invited to socialise. Additionally, there is plenty of parking for residents and visitors alike.





## Breakspear Court The Crescent

Abbots Langley

Abbots Langley has a number of local shops and amenities catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 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 2 miles distance.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- Retirement Apartment For The Over 55's
- Warden Assisted
- Ground Floor
- Access Via Own Front Door
- Communal Gardens
- Couple of Minutes Walk To Abbots Langley High Street
- Plenty Of Residents And Visitors Parking
- No Upper Chain





## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

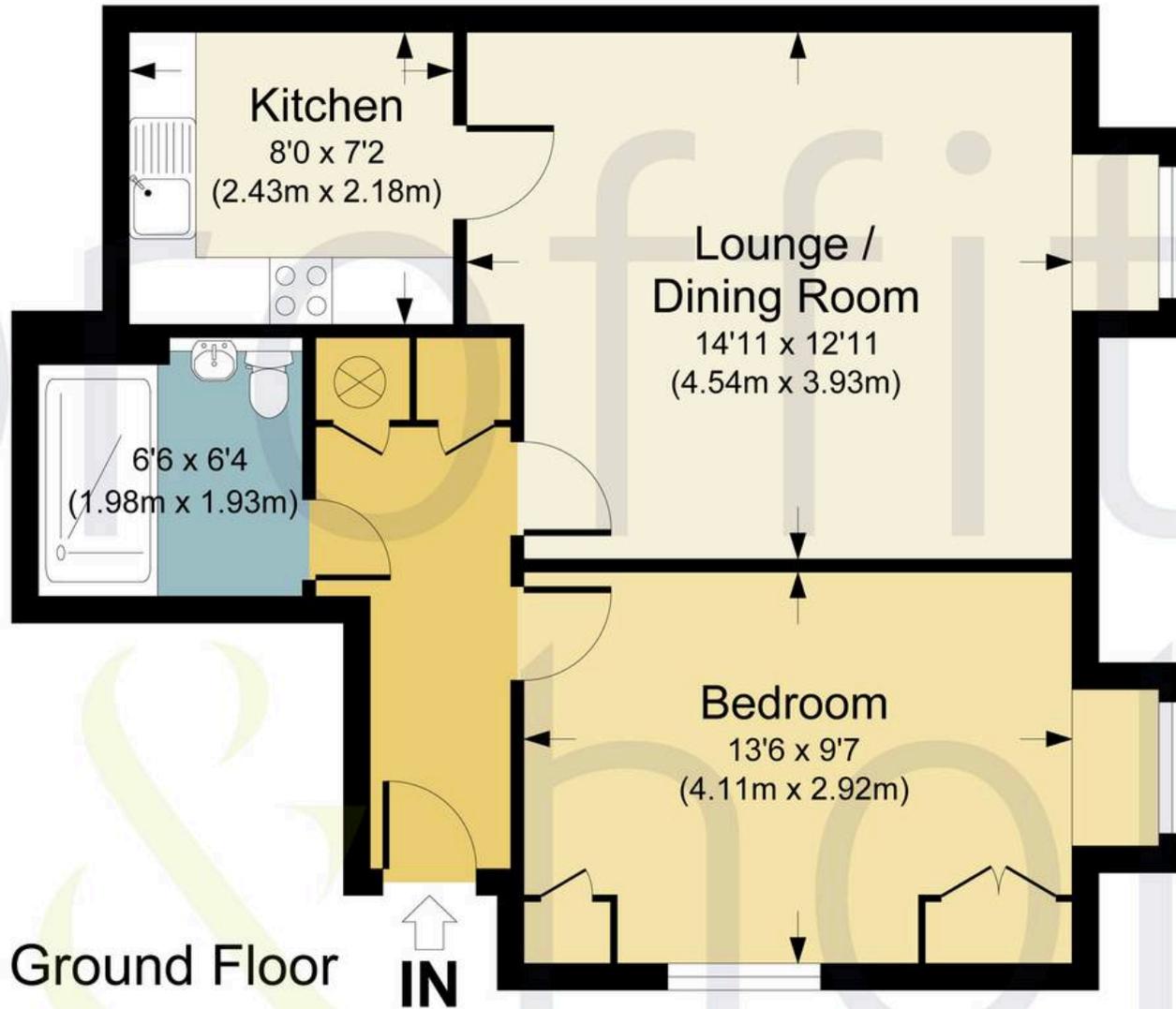
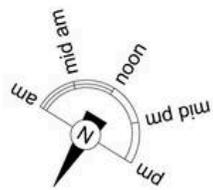
Telephone is subject to telephone installer's transfer regulations.

### 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/>





## BREAKSPEARE COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 497.40 SQ FT / 46.21 SQ M  
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# Proffitt & Holt

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