



# Leavesden Court, Mallard Road, Abbots Langley

Guide Price £285,000

proffitt  
& holt





## Leavesden Court

Mallard Road, Abbots Langley

Proffitt and Holt are delighted to offer to the market this larger style two bedroom ground floor and SHARE OF FREEHOLD luxury apartment offered with NO UPPER CHAIN.

This highly sought after Victorian conversion retains many character features such as high ceilings, sash windows and generous room sizes.

Internally the property comprises entrance hall, a generous living room, kitchen, two well proportioned bedrooms and a family bathroom.

Leavesden Court is tucked away in a secluded setting whilst being just a short walk from local shops and Leavesden Country Park.

The property also boasts allocated parking and a internal inspection is highly recommended.





## Leavesden Court

Mallard Road, 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 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.

- Two Bedrooms
- Larger Style Apartment
- Ground Floor
- Share of Freehold
- Allocated Parking
- Abbots Langley
- Excellent Transport Links
- Close to Amenities





## General Information

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## Services

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

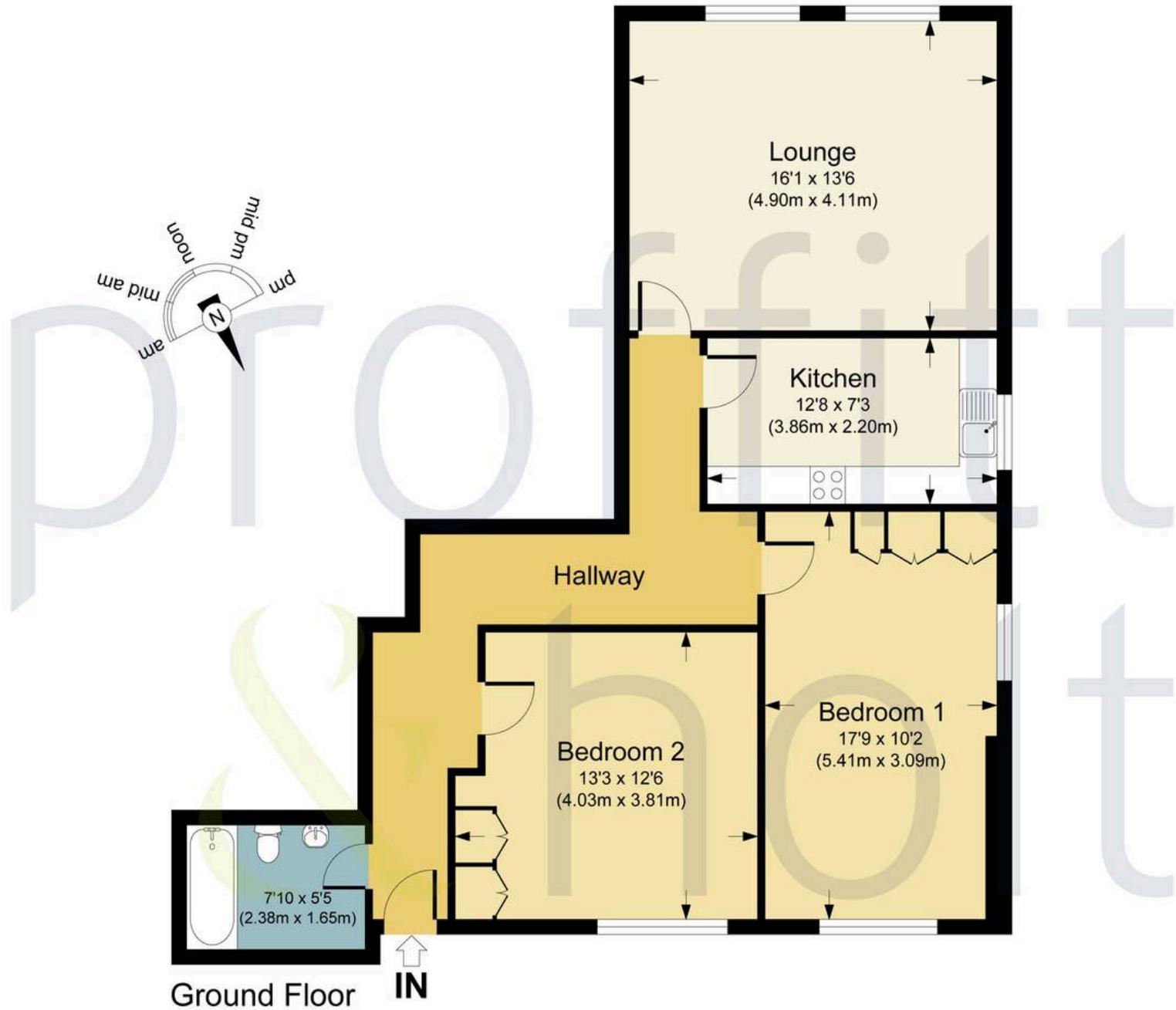
Telephone is subject to telephone installer's transfer regulations.

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

## Fixtures and Fittings

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





**LEAVESDEN COURT, WD5**

APPROX. GROSS INTERNAL FLOOR AREA 851.64 SQ FT / 79.12 SQ M.

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# Proffitt & Holt

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