



47 Berkeley Close, Abbots Langley  
£300,000

proffitt  
& holt







## Berkeley Close

Abbots Langley

NO UPPER CHAIN.

Proffitt & Holt are pleased to offer for sale this rarely available and very popular, one bedroom cluster home in Berkeley Close offered to the market with no upper chain.

Ideal as a buy to let investment or first time purchase, this property comes with one allocated parking space and is within close proximity to a host of nearby transport links and local amenities.

Internally, the accommodation comprises entrance porch, and a open plan living/kitchen area to the ground floor. To the first floor the property boasts a large double bedroom and a re fitted three piece bathroom suite.

The property also enjoys ample built in storage throughout.

Externally the property boasts its own allocated garden area and an allocated parking space.

To fully appreciate what this property offers, please contact leading local agents Proffitt and Holt.





## Berkeley Close

### 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

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- One Bedroom
- Cluster House
- Abbots Langley
- NO UPPER CHAIN
- Allocated Garden Area
- Allocated Parking Space
- Ideal Buy to Let
- Great First Time Purchase







*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

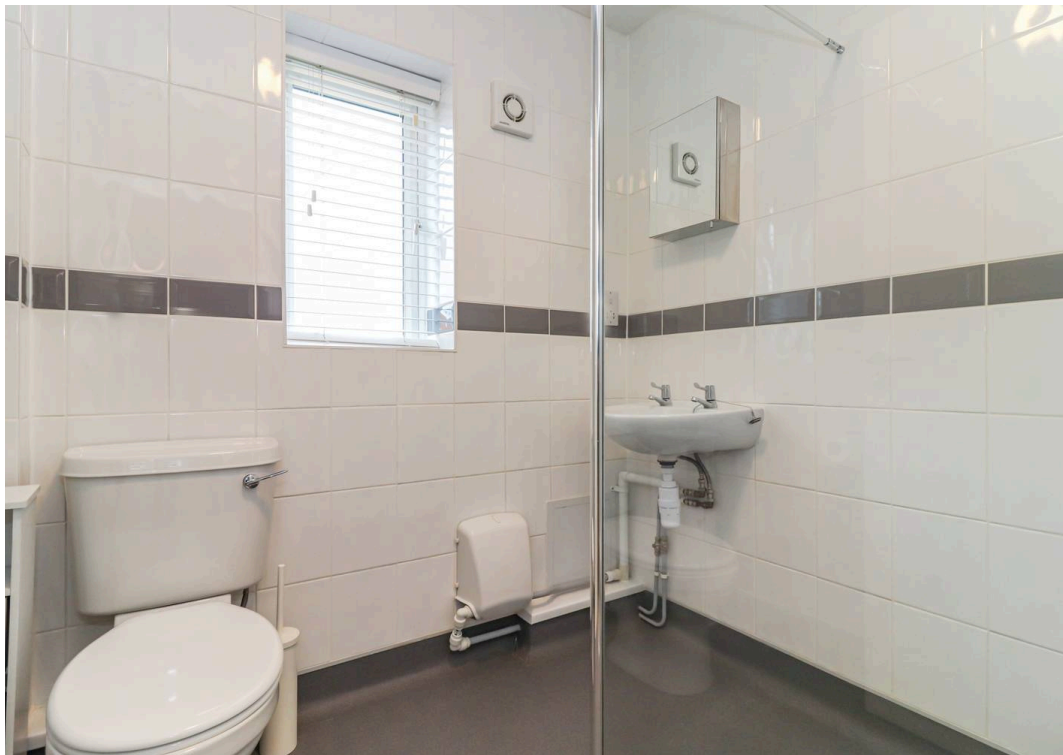
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

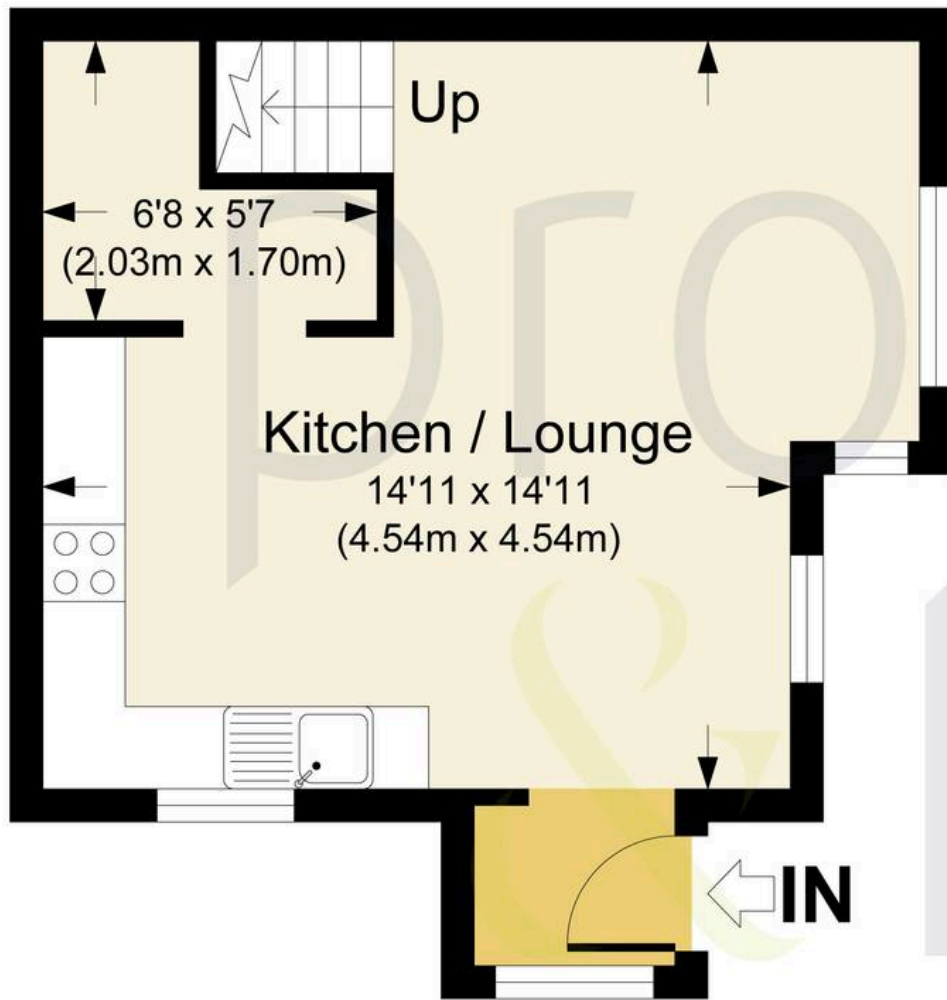
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



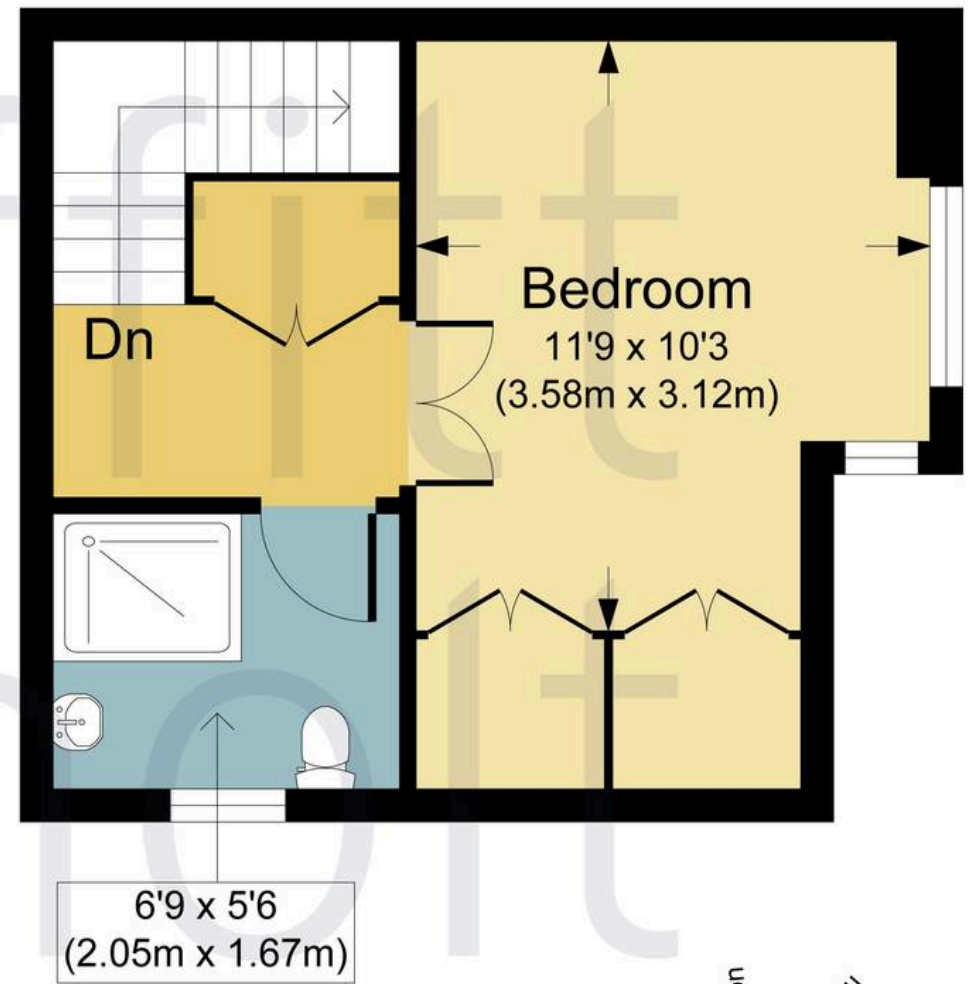








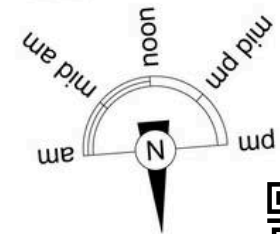
Ground Floor



First Floor

BERKELEY CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 498.79 SQ FT / 46.34 SQ M  
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## Proffitt & Holt

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