



Breakspear Court, The Crescent, Abbots Langley
£115,000

proffitt
& holt





Breakspear Court

The Crescent, Abbots Langley

NO UPPER CHAIN.

Proffitt & Holt are delighted to bring to the market this one double bedroom, top floor retirement apartment for the over 55's in central Abbots Langley village, offering excellent bus links and just a short and level walk to the High Street and all its local amenities including a range of shops, cafe's and restaurants, as well as a doctors and dentist's surgery, local church and various other amenities.

There is a visiting warden and a communal meeting room/conservatory within the pretty landscaped gardens.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.



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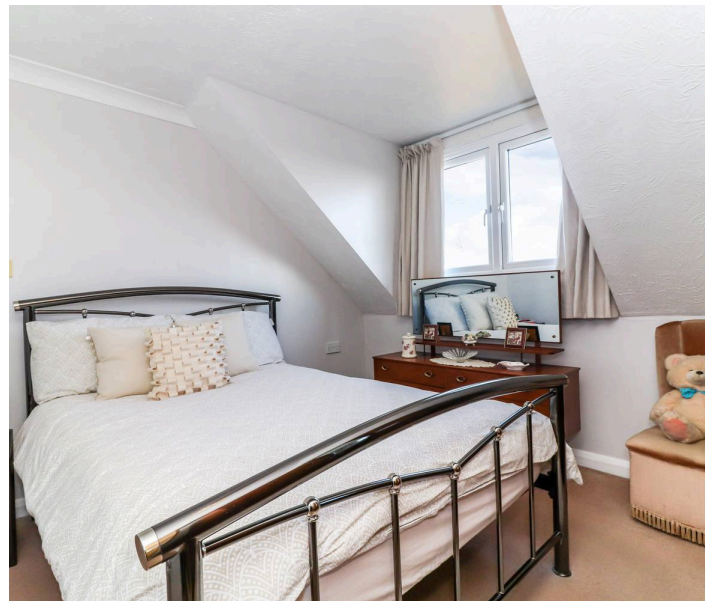
Abbots Langley has good bus links and a range of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, Abbots Langley has good bus links, and 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



- One Bedroom
- Top Floor
- Over 55's Retirement Property
- NO UPPER CHAIN
- Central Abbots Langley
- Close to Amenities
- Residents Parking



For broadband and mobile speeds see:

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

General Information

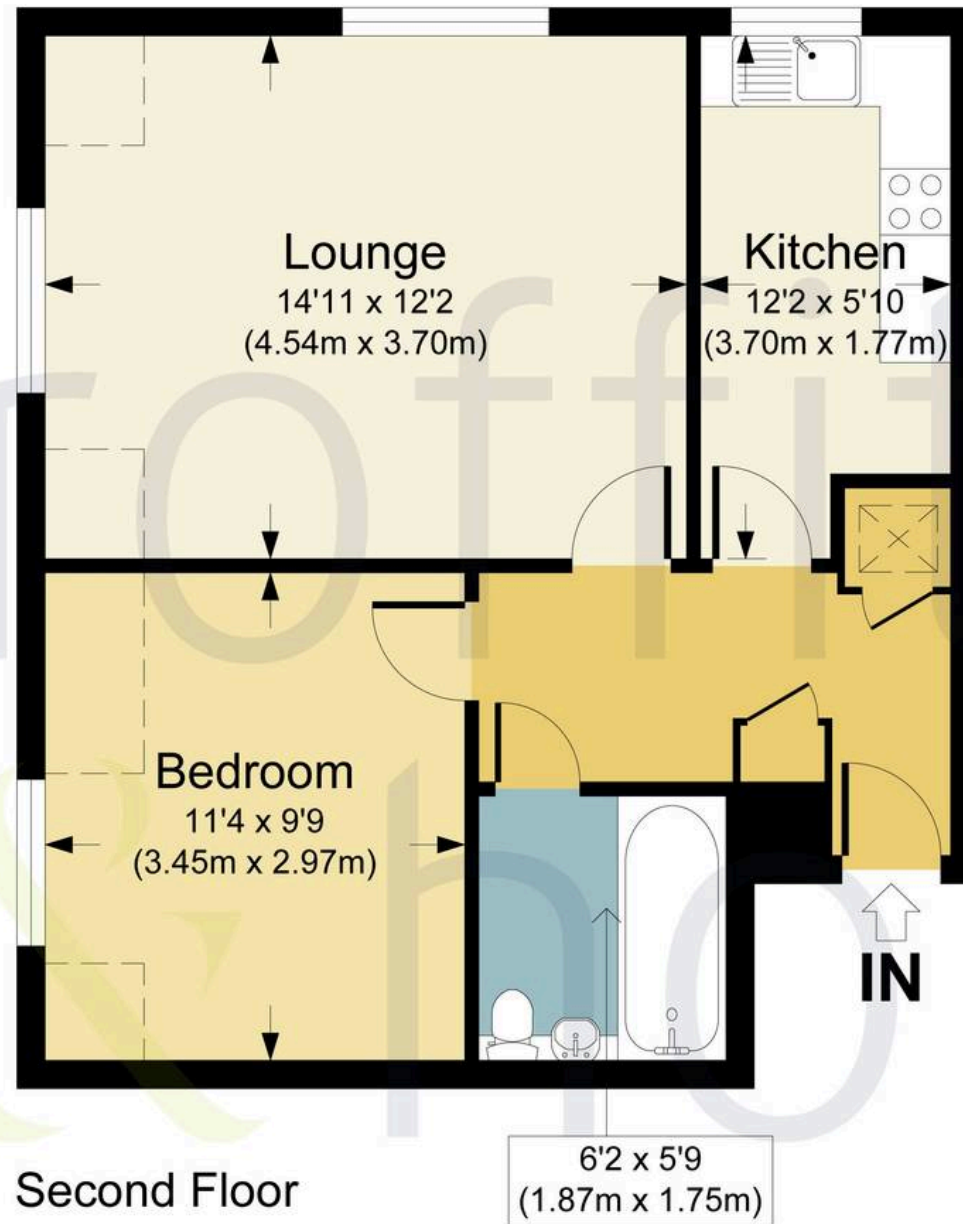
Services

Mains electricity, water 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.





Breakspear Court, WD5

APPROX. GROSS INTERNAL FLOOR AREA 475.44 SQ FT / 44.17 SQ M.

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Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

