



Breakspear Court The Crescent, Abbots Langley
Guide Price £315,000

proffitt
& holt





Breakspear Court The Crescent

Abbots Langley

NO UPPER CHAIN. Proffitt & Holt are delighted to bring to the market this two double bedroom, ground floor retirement maisonette for the over 55's in central Abbots Langley village. Internally, the property boasts direct access via its own front door to the street, and a back door opening directly into communal gardens.

The internal accommodation comprises an entrance hallway providing access to all rooms. a generous living room with access out to the communal gardens, a refitted and well appointed kitchen, two well proportioned double bedrooms and a convenient and remodelled shower room.

The property offers excellent bus links and is just a short and level walk to the High Street with 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

Abbots Langley has 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, 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: E

EPC Environmental Impact Rating: E

- Two Bedrooms
- Ground Floor Maisonette
- Doors Directly Out to Communal Gardens
- Over 55's
- Retirement Property
- Close to Amenities
- NO UPPER CHAIN
- Residents Parking
- Own Front Door to Street - Plus Back Door Opens Direct Into Communal Gardens





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.

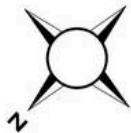
Fixtures and fittings

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/>

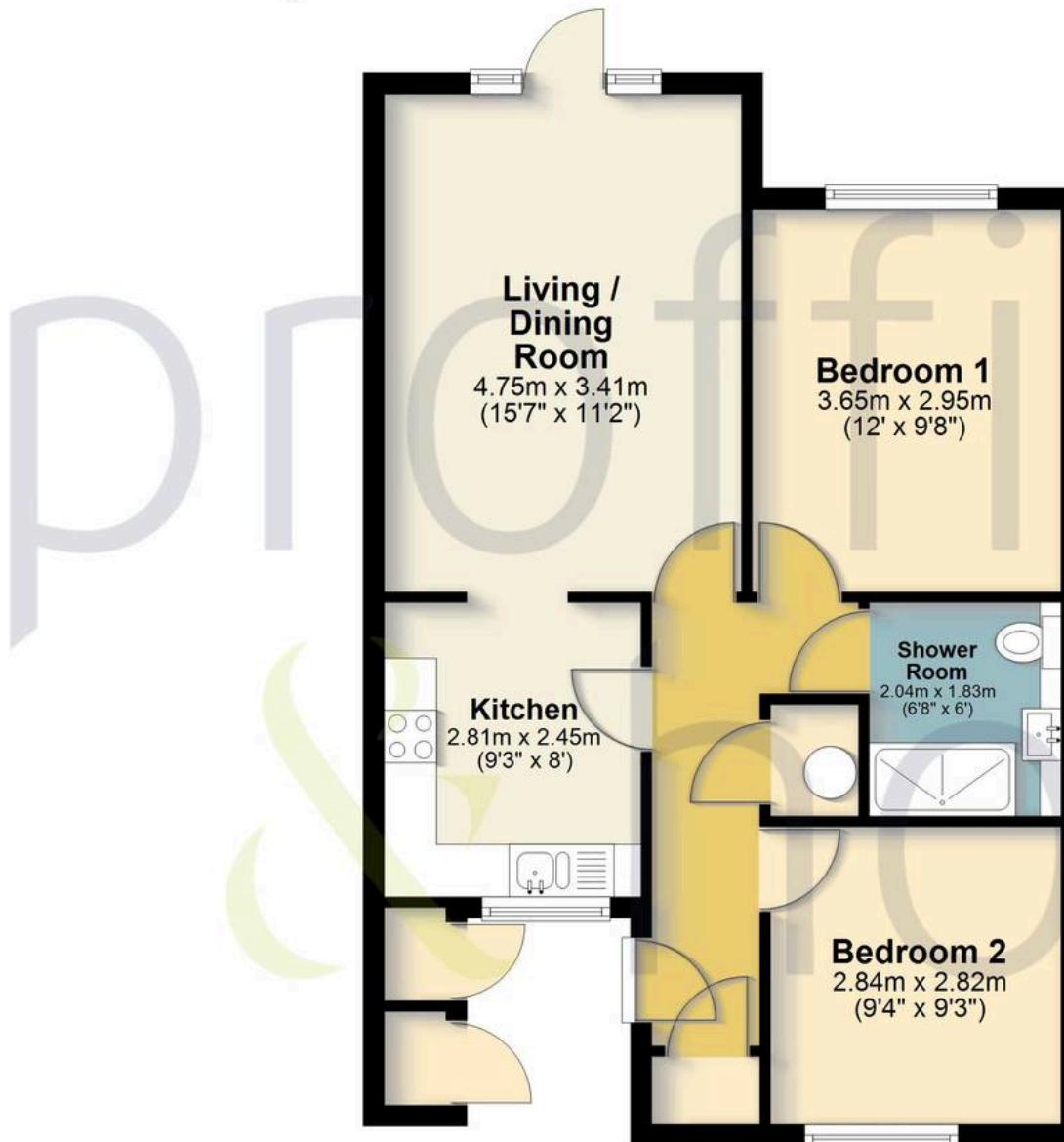






Ground Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



Total area: approx. 55.9 sq. metres (601.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





Proffitt & Holt

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