



Castles

LEAVESDEN COURT, MALLARD ROAD
Abbots Langley, Hertfordshire, WD5 0GT

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Tenure: Leasehold
Council Tax Band: D
EPC Rating: D

Offer Over £315,000

(Leasehold)



Castles are pleased to bring to the market this perfect starter home in Abbots Langley with this charming two double bedroom apartment. Tailored for first-time buyers, investors or even to downsize from your current property this delightful residence combines modern comforts with an excellent location, offering an ideal stepping stone into homeownership. Step into a spacious and light-filled living area that seamlessly blends living, dining perfect for entertaining guests or enjoying cosy evenings at home. The contemporary kitchen is equipped with high-quality appliances, sleek cabinetry, and ample countertop space, catering to all your culinary needs, whether you're a budding chef or prefer quick meals. The apartment features two well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is spacious with built-in wardrobes, while the second bedroom is perfect for a child, guests, or as a home office. Enjoy a tastefully designed bathroom with modern fixtures and fittings, including a bathtub a stylish vanity unit, and elegant tiling. Residents also benefit from access to well-maintained communal gardens, ideal for relaxing outdoors and enjoying the fresh air. Benefit from an affordable entry into the property market with reasonable service charges and ground rent. The apartment is move-in ready, with neutral décor that allows you to personalize your new home with ease. Local shops, cafes, and parks are all within walking distance, providing a delightful village lifestyle. Enjoy excellent transport links with quick access to major road networks, including the M25 and A41. Nearby train stations provide direct routes to London and other key destinations, making commuting a breeze.

Tenure: 102 Years Lease

Service Charge: £2,905 Per Annum

Annual Reserve Fee: £1,944.58

Berkhamsted

01442 865252

Borehamwood

020 8953 2112

Boxmoor

01442 233345

Bushey

020 8950 2551

Eaton Bray

01525 220605

Hertford

01992 501511

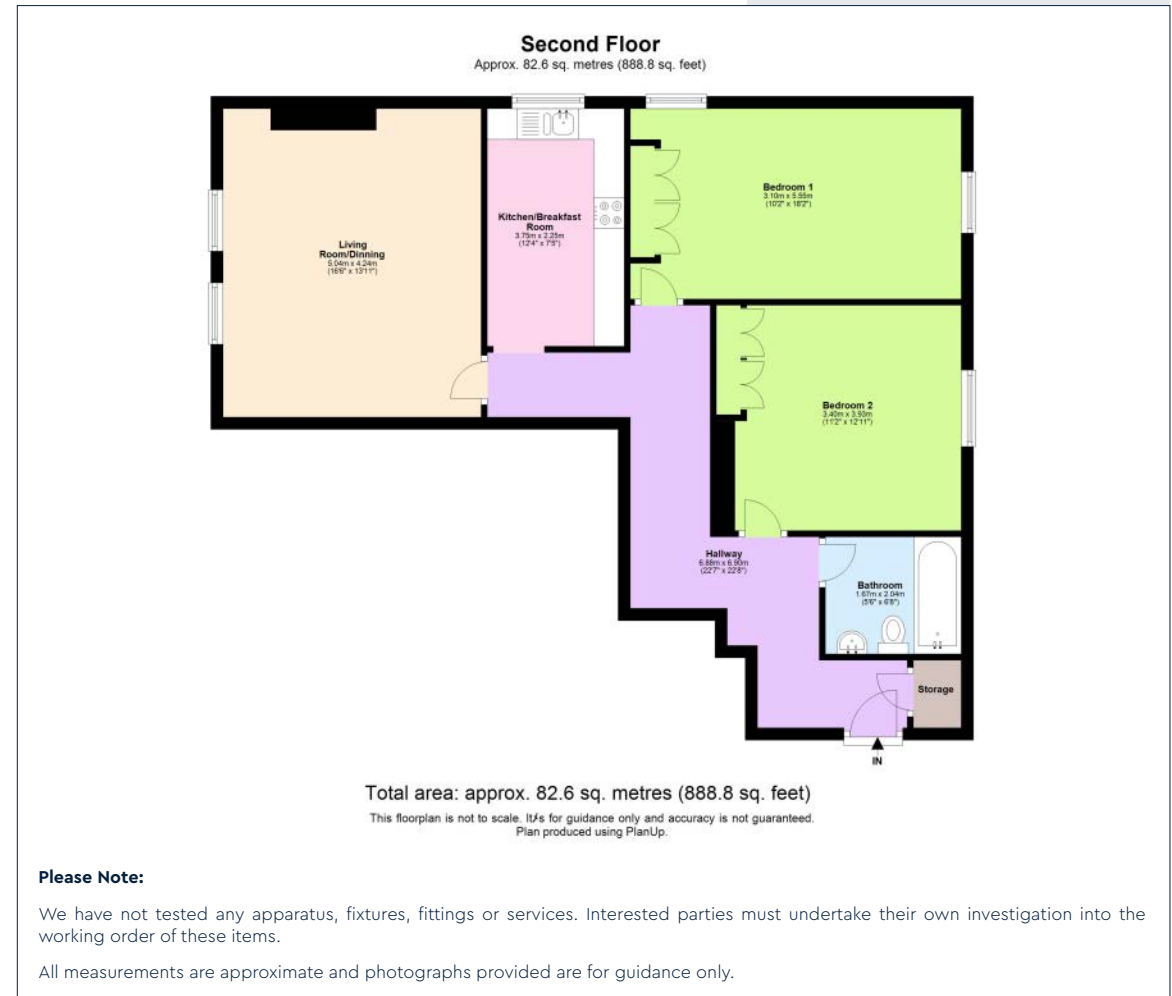
Kings Langley

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