



**FOR
SALE**

Leavesden Court, Mallard Road, Abbots Langley

squire | estates

Set within an attractive historic development in the heart of Abbots Langley, this charming **two-bedroom character ground floor apartment** offers spacious accommodation, impressive high ceilings and the benefit of beautifully established communal grounds. The property combines period character with modern finishes and is ideally positioned for access to the village centre and its range of local amenities.

The accommodation comprises a welcoming **lounge with high ceilings**, a **modern fitted kitchen** with a range of appliances, ample work surfaces and a useful breakfast hatch opening into the lounge, providing space for breakfast stools and creating a sociable connection between the two rooms. There is a good-sized principal bedroom and a generous second bedroom, together with a modern family bathroom.

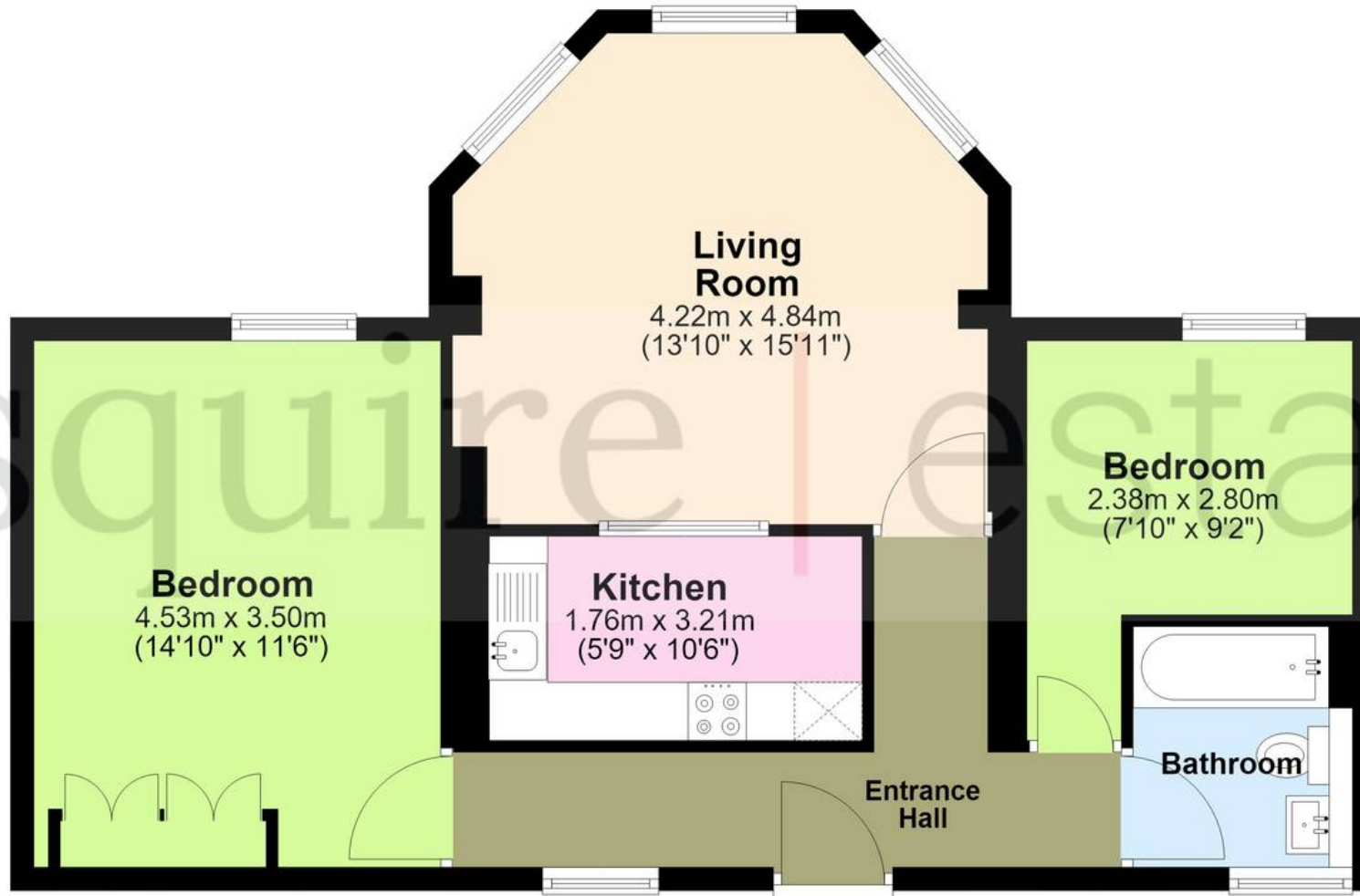
Further benefits include an **allocated parking space** and a **share of the freehold**. With its characterful setting, spacious proportions and convenient location in the heart of Abbots Langley, this distinctive apartment would make an excellent first-time purchase, investment or home for those looking to downsize.

- Character two bedroom ground floor apartment
- Historic building set in communal grounds
- Share of freehold
- Allocated parking
- Two good size bedrooms
- Fitted and applanced kitchen with breakfast hatch
- EPC D



Ground Floor

Approx. 61.7 sq. metres (663.6 sq. feet)



Total area: approx. 61.7 sq. metres (663.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.



t. 01442 233533 | e. homes@squirestates.co.uk