



Tylersfield, Abbots Langley

In Excess of £240,000

proffitt
& holt





Tylersfield

Abbots Langley

A delightful ground floor maisonette situated within this quiet cul-de-sac location and benefiting from its own private garden, allocated parking, no charges and long lease. The property would be ideally suited for investment buyers, first time purchasers and downsizers alike.

The property has been refurbished by the current owner and comprises a double bedroom, living room, bathroom and kitchen/breakfast room.

It will be sold without the complications of an onward chain.





Tylersfield

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.

- Ground floor maisonette
- Refurbished by current owner
- No service charge
- Long lease (960 years)
- Private garden
- One allocated parking space
- No upper chain





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: C

Tenure: Leasehold

Services

For broadband and mobile speeds see:

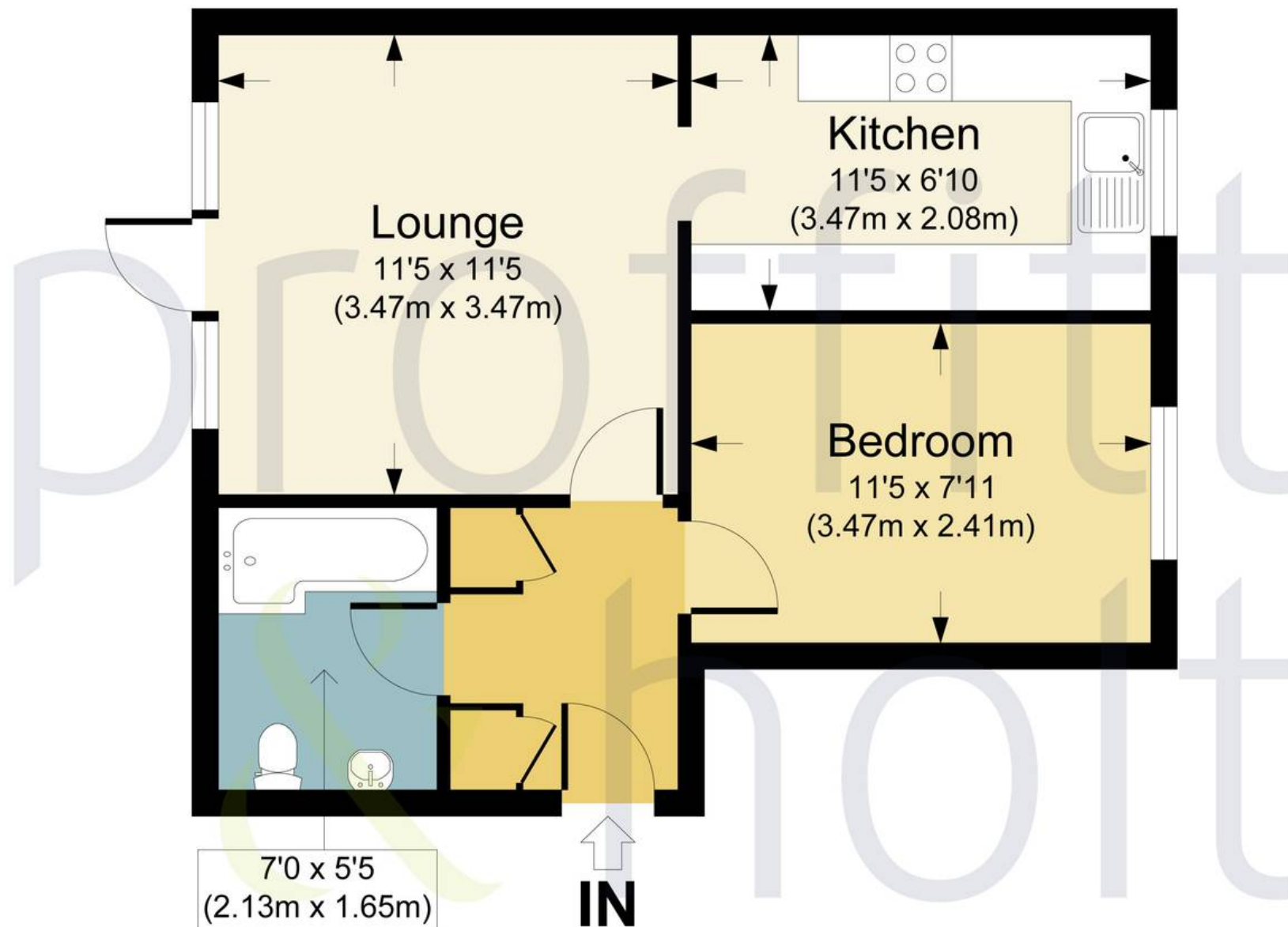
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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

TYLERSFIELD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 389.33 SQ FT / 36.17 SQ M
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Proffitt & Holt

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