



**Connells**

Breakspear Court  
Abbots Langley



### Property Description

A super one bedroom first floor retirement property in this sought after modern development just off Abbots Langley High Street. Benefitting from communal gardens, residents parking, feature balcony leading from lounge. fitted kitchen, double bedroom and convenient shower room. Presented in a good decorative order and with electric heating and double glazing, this property is perfect for retirement living. With all the amenities of the High Street close by this home is perfectly placed.



## Communal Entrance

Front door.

## First Floor

### Entrance Hall

Front door.

### Lounge

12' 7" x 12' 2" ( 3.84m x 3.71m )

Balcony, fireplace with electric point.

### Kitchen

9' 7" x 9' 2" ( 2.92m x 2.79m )

L shaped kitchen with range of wall and base units, stainless steel sink, cooker point.

### Bedroom 1

11' 11" x 7' 10" ( 3.63m x 2.39m )

Window.

### Shower Room

5' 11" x 6' 6" ( 1.80m x 1.98m )

Shower cubicle, WC, wash hand basin,

## Outside

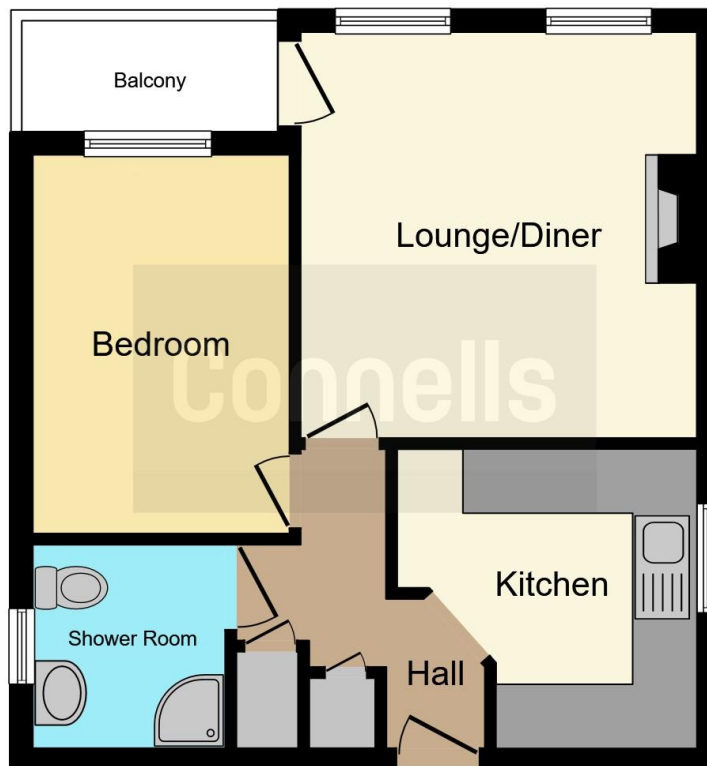
## Communal Gardens

## Residents Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

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 Abbots Langley WD25 7NG

EPC Rating: E Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103038](http://connells.co.uk/Property/LEA103038)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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