



Castles

BREAKSPEAR PLACE
Abbots Langley, Hertfordshire, WD5 0QF

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Asking Price of
£875,000
(Leasehold)

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Nestled within a prestigious gated development, this exquisite character style three bedroom apartment epitomizes luxury living with a blend of contemporary elegance and timeless charm.



This property features three double bedrooms, each offering ample space and comfort, perfect for relaxation and restful nights. The expansive living area is ideal for entertaining guests or enjoying cosy family evenings, while the generously sized dining room provides the perfect setting for family meals or hosting dinner parties. The recently refitted kitchen boasts top-of-the-line appliances and sleek finishes, designed for both functionality and style. Additionally, the utility room offers added convenience with a dedicated space for laundry and storage.

Tenure: 124 Years Lease
Service Charge: £2,542 Per Annum
Ground Rent: £125 Per Annum

Specifications

THREE DOUBLE
BEDROOM
LUXURY APARTMENT
THREE RECEPTION
ROOMS
RE-FITTED KITCHEN
UTILITY ROOM
TWO EN-SUITES
BEAUTIFUL VAULTED
CEILINGS
STUNNING COMMUNAL
GARDEN
LIFT ACCESS TO ALL
FLOORS

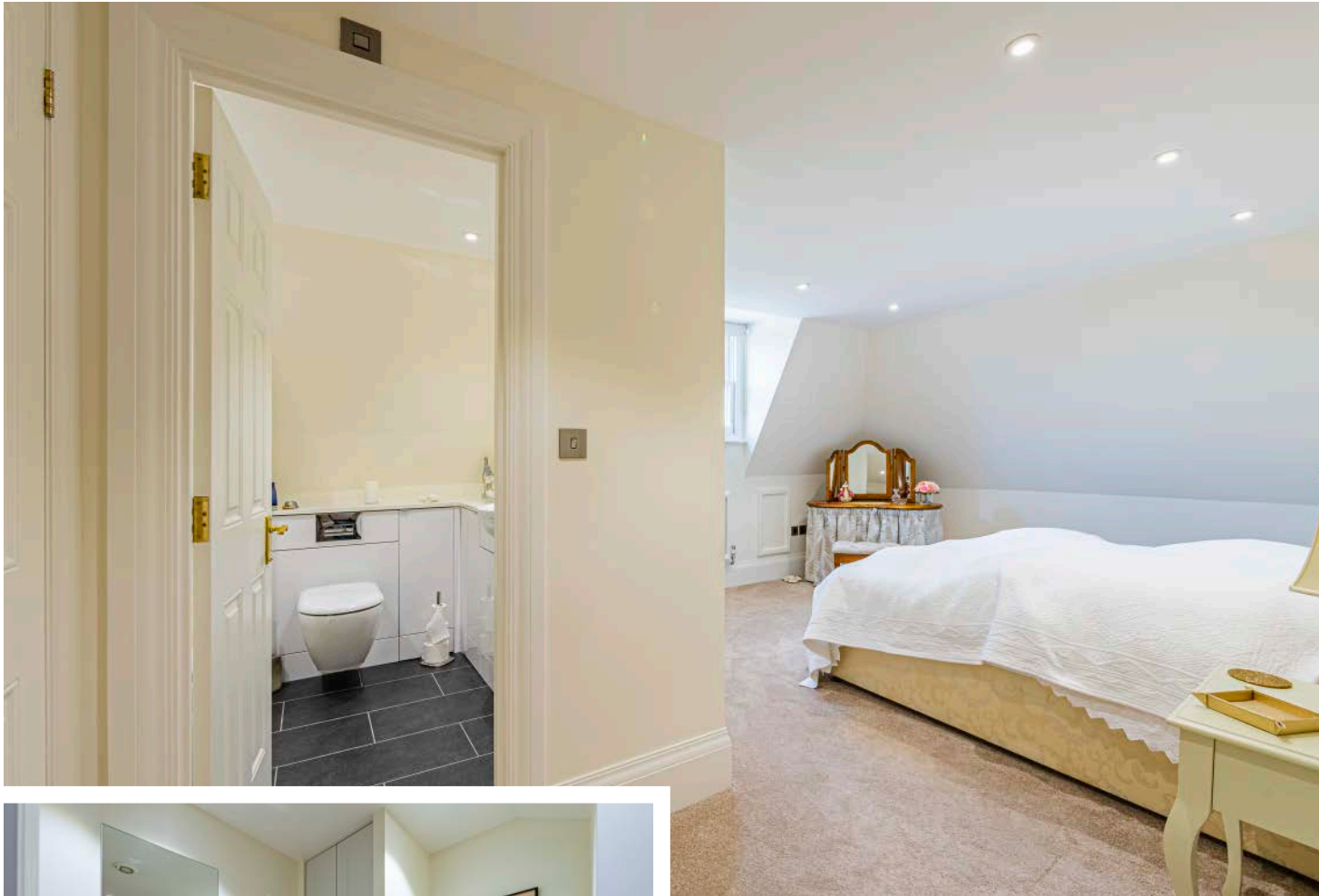
Step outside to the beautifully maintained communal gardens, perfect for a tranquil stroll or outdoor relaxation. The property also features a convenient lift, ensuring easy access to all floors, and is located within a gated community, offering peace of mind with added security and privacy. This home is situated in a very desirable part of Abbots Langley offering easy access to all the conveniences of modern living including transport, schools, and leisure facilities.

The beautiful vaulted ceilings enhance the sense of space and light, adding a touch of grandeur to the home.

The local BR station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute while the proximity to the local high street means shopping, leisure and other facilities are close to hand. The A41 and M1 roads are also within a short distance, offering drivers convenient road routes in and out of the area. Schools include Kings Langley primary and secondary schools as well as a selection of private and denominational education establishments to suit all needs.







A little about the corner of the world we call home...

Abbots Langley is an old settlement with a rich history, dating back to 1045. Kings Langley station is on the edge of the village, offering regular services into London that take about half an hour. The village also has excellent motorway links. The M25 passes directly through the parish, and the M1 is very close, just to the east side. The Grand Union Canal runs through the village, offering great water connections to major UK cities, such as Leicester, Birmingham, and Nottingham.

For keen Harry Potter fans, just a five minute-drive away from the village is the Leavesden studio tour – one of the most popular tourist

attractions in the country. It includes a behind-the scenes tour of the film sets and props used in the making of the movies. Lovers of green space are served well by Leavesden Country Park, which offers more than 27 hectares to explore, including a football pitch, tennis courts, a kids' play area and an outdoor gym for adults. Abbots Langley is also home to a range of sports club, including cricket, football, and bowls.

The high street is lined with a diverse selection of food outlets, including four highly regarded Indian restaurants – The Noor Mahal, Abbots Tandoori, Forest of India, and Village Tandoori – plus the popular Pin Wei Chinese restaurant.

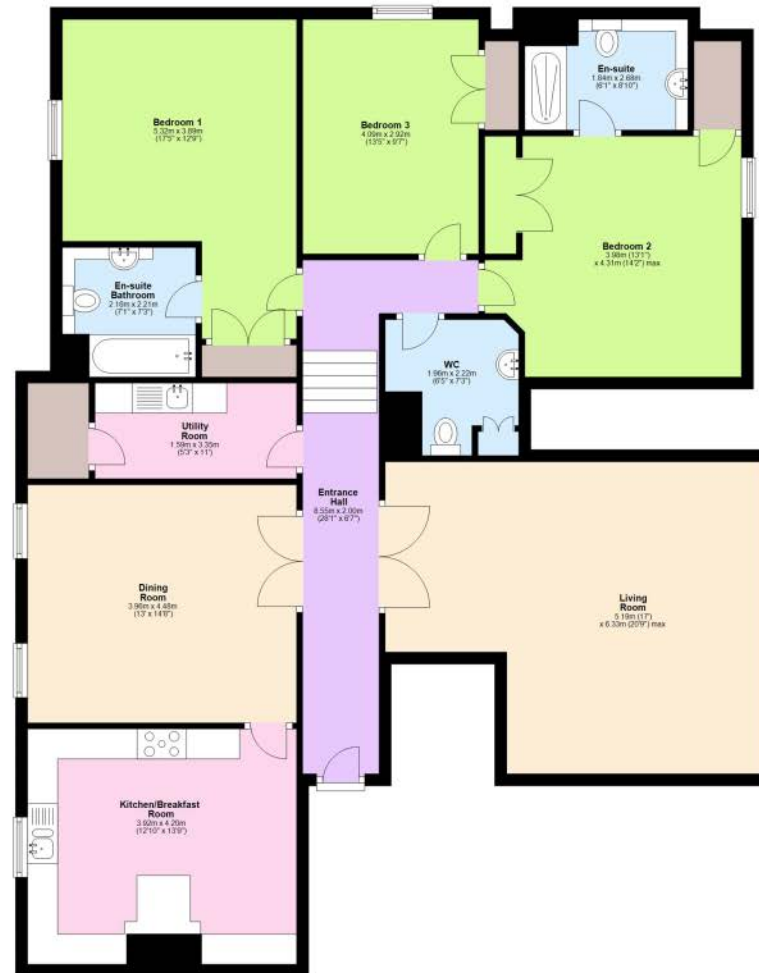
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Leasehold
Council Tax Band: G
EPC Rating: E

Third Floor w/ Lift
Approx. 151.2 sq. metres (1627.6 sq. feet)



Total area: approx. 151.2 sq. metres (1627.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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