



Castles

Leavesden Court
Mallard Road, Abbots Langley, WD5 0GT

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

Offers in Excess of £300,000

(Leasehold)



Offered with NO UPPER CHAIN this charming and spacious two-bedroom ground floor apartment nestled within the tranquillity of private grounds. This unique residence is housed in a beautifully repurposed period building, combining historic charm with modern comfort.

As you step inside, you are greeted by a generously long entrance hall that not only creates a welcoming atmosphere but also provides ample cloakroom storage, keeping your living space organized and clutter-free. The apartments layout is both functional and thoughtfully designed, offering a seamless flow throughout.

The two double bedrooms are conveniently situated off the main hallway, providing privacy and comfortable living arrangements. Whether it's a peaceful night's rest or a cozy home office, these well-proportioned bedrooms offer versatility to meet your needs.

Towards the rear you'll discover a fully refurbished kitchen that seamlessly blends modern convenience with the timeless character of the building. Prepare your favourite meals in style, surrounded by tasteful finishes that pay homage to the building's heritage.

Adjacent to the kitchen is a spacious family bathroom, exquisitely decorated to harmonize with the building's overall aesthetic, making it a delightful space to unwind and refresh.

The living room, a bright and inviting space, boasts a large sash window that overlooks the enchanting private grounds. Natural light floods the room, creating an inviting ambiance perfect for relaxation and entertaining. Whether you're enjoying a quiet evening in or hosting friends and family, this space is sure to impress.

Beyond the captivating features of the apartment itself, its location is equally appealing. Situated within walking distance of Abbots Langley High Street, you'll have easy access to local amenities.

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Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk

Flat Ground Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



Total area: approx. 62.0 sq. metres (667.6 sq. feet)

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

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.



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