



Castles

LEAVESDEN COURT, MALLARD ROAD
Abbots Langley, Hertfordshire, WD5 0GT

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

Offer Over £325,000

(Leasehold)



Castles are pleased to bring to the market this perfect starter home in Abbots Langley with this charming two double bedroom apartment. Tailored for first-time buyers, investors or even to downsize from your current property this delightful residence combines modern comforts with an excellent location, offering an ideal stepping stone into homeownership. Step into a spacious and light-filled living area that seamlessly blends living, dining perfect for entertaining guests or enjoying cosy evenings at home. The contemporary kitchen is equipped with high-quality appliances, sleek cabinetry, and ample countertop space, catering to all your culinary needs, whether you're a budding chef or prefer quick meals. The apartment features two well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is spacious with built-in wardrobes, while the second bedroom is perfect for a child, guests, or as a home office. Enjoy a tastefully designed bathroom with modern fixtures and fittings, including a bathtub a stylish vanity unit, and elegant tiling. Residents also benefit from access to well-maintained communal gardens, ideal for relaxing outdoors and enjoying the fresh air. Benefit from an affordable entry into the property market with reasonable service charges and ground rent. The apartment is move-in ready, with neutral décor that allows you to personalize your new home with ease. Local shops, cafes, and parks are all within walking distance, providing a delightful village lifestyle. Enjoy excellent transport links with quick access to major road networks, including the M25 and A41. Nearby train stations provide direct routes to London and other key destinations, making commuting a breeze.

Tenure: 103 Years Lease

Service Charge: £2542 Per Annum

Ground Rent: £125 Per Annum

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

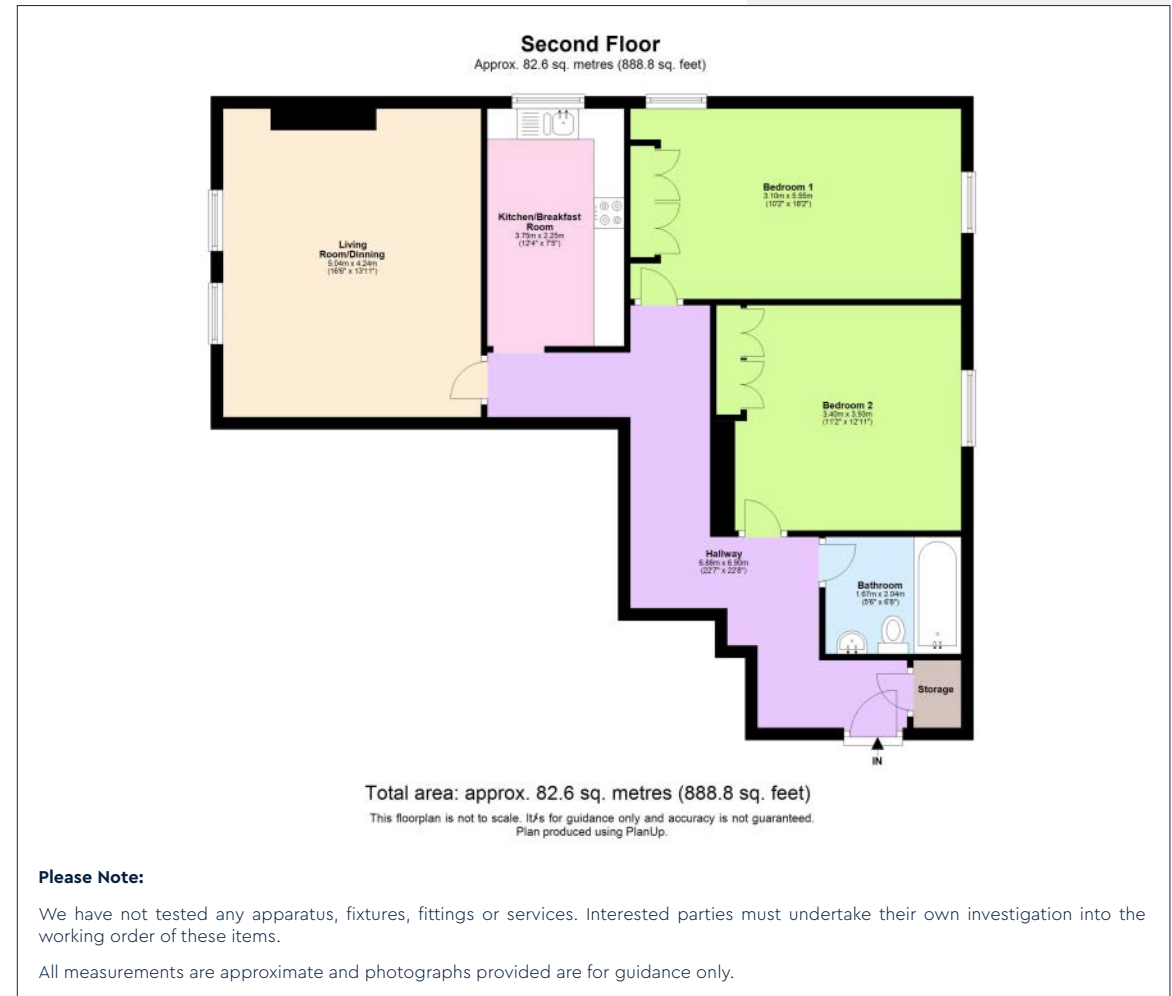
Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

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

www.castlestateagents.co.uk



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