





A SPACIOUS, centrally located TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT in a prime CITY CENTRE LOCATION, offered for sale with NO UPPER CHAIN.

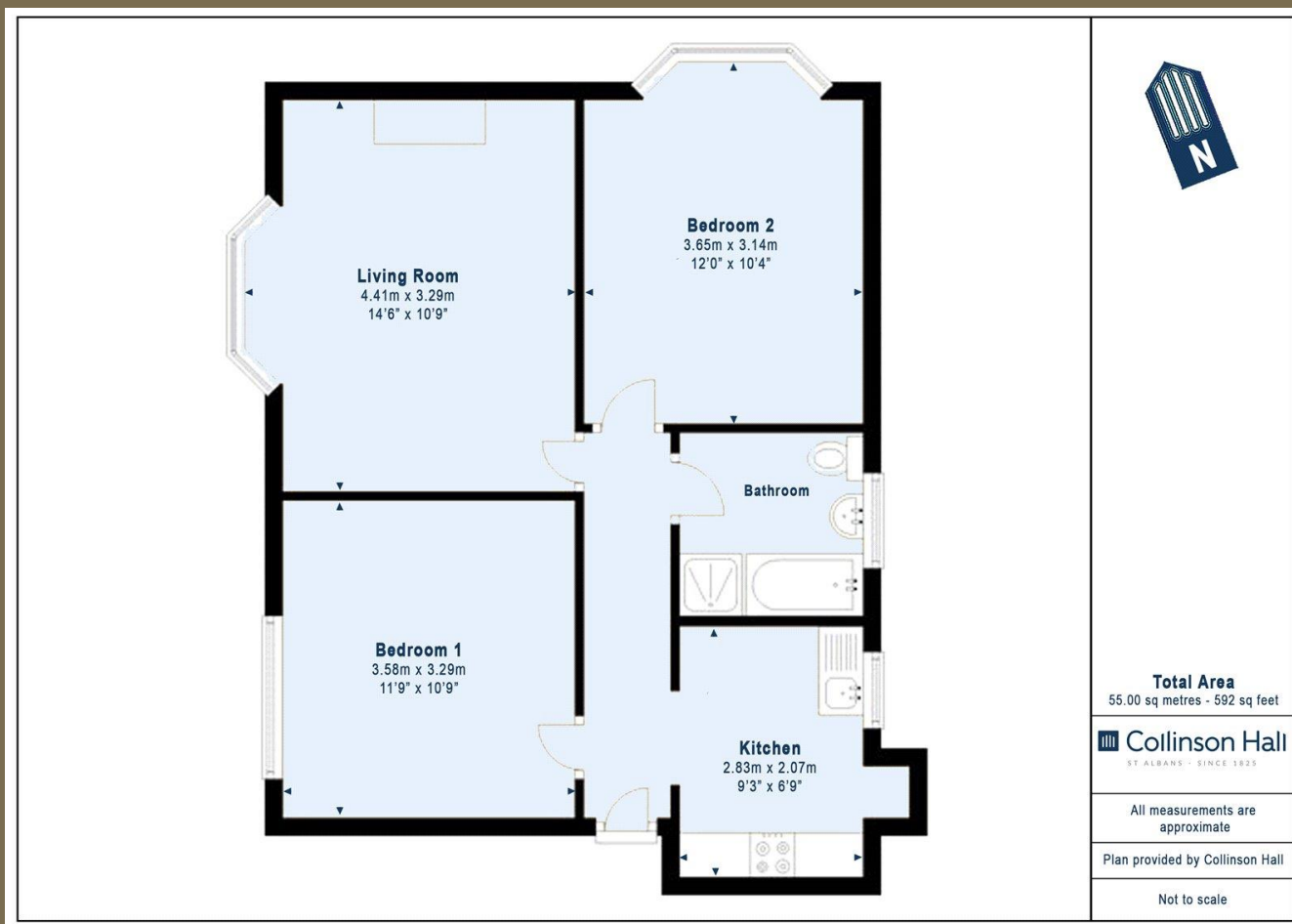
Guide Price: £400,000

This well-proportioned two-bedroom apartment offers bright, practical living space arranged around a central hallway. The spacious living room is a standout feature, enhanced by a charming bay window that allows plenty of natural light to flood the room, creating an inviting setting for both relaxing and entertaining. The separate kitchen is thoughtfully laid out, providing ample worktop and storage space. There are two generously sized bedrooms, both offering comfortable accommodation and a modern bathroom suite.

Abbey Court is ideally located with easy access to a wealth of bars, restaurants, Verulamium Park and both the mainline station with fast and regular access to London St. Pancras and the Abbey Flyer with services to Watford Junction. Abbey Court is within easy walking distance of several well-regarded primary and secondary schools, including Abbey C of E Primary School, Maple Primary School, and Loreto College.

EPC Rating: D 64
Council Tax Band: C





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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