





Offered for sale **CHAIN FREE**, is this spacious **TWO-BEDROOM FIRST FLOOR MAISONETTE**, peacefully positioned within a **QUIET CUL-DE-SAC** in the idyllic village of Abbots Langley. Offering well-balanced accommodation throughout, this attractive home enjoys a **TRANQUIL SETTING** whilst remaining conveniently **CLOSE TO THE VILLAGE HIGH STREET**, local amenities, and excellent transport links.

**Guide Price: £300,000**

This well-presented first floor maisonette offers comfortable retirement living for the over 55s, featuring a spacious lounge with sliding doors opening onto a private balcony, a good-sized kitchen, and a modern shower room. The property also offers two bedrooms, with the principal room enjoying pleasant views over the beautifully maintained communal grounds. Externally, the communal gardens provide a peaceful and relaxing setting to enjoy, while the property further benefits from allocated parking for one vehicle and ample visitor parking.

Ideally positioned within walking distance of Abbots Langley's vibrant High Street, the property enjoys easy access to a range of shops, cafés, and restaurants, along with excellent road connections including the M1, M25, and A41.

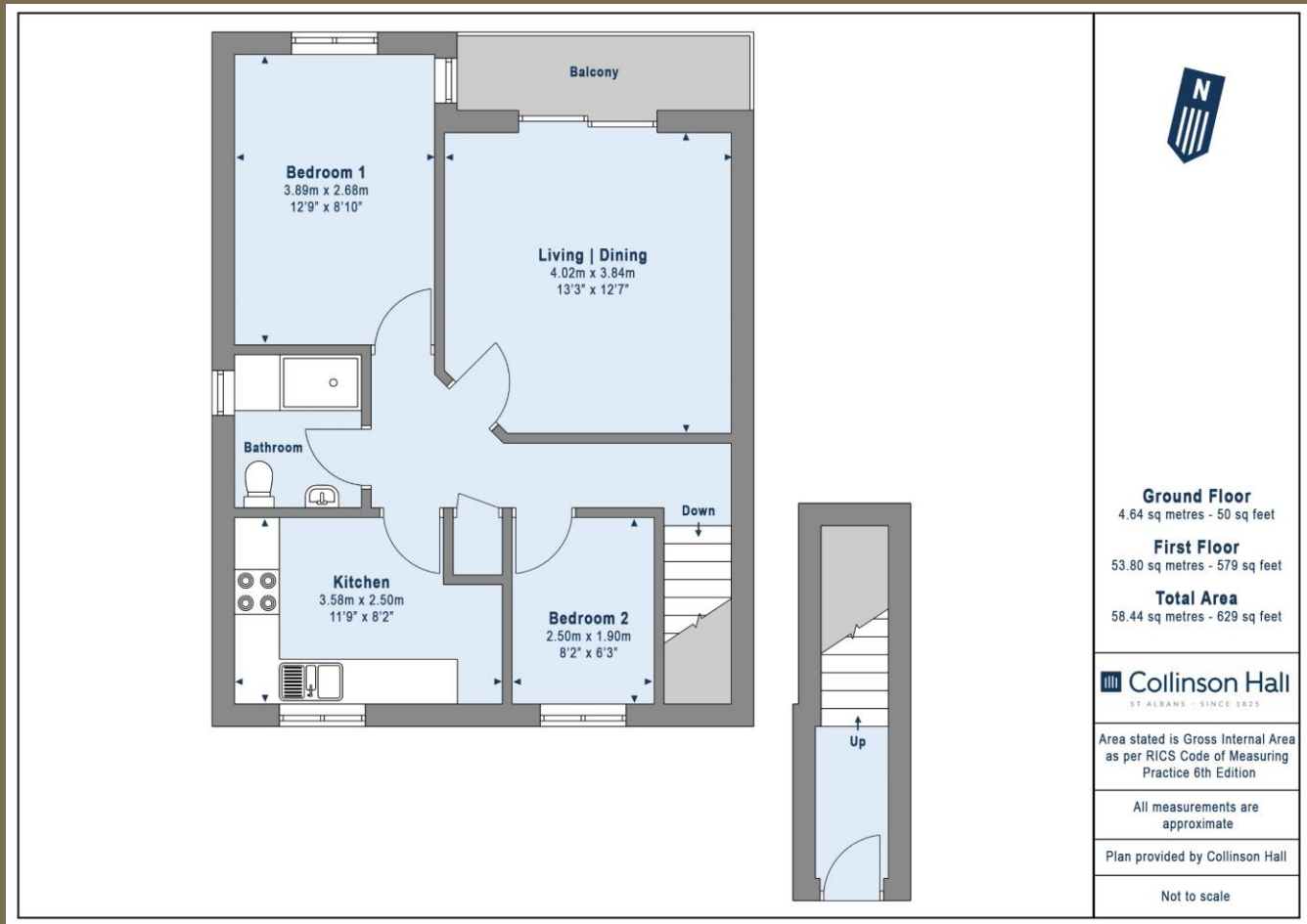
EPC Rating: TBC

Council Tax Band: C

Lease Information: A new 125-year lease will be granted upon completion.







**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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