



# Swallows Oak, Abbots Langley

Guide Price £225,000

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## Swallows Oak

Abbots Langley



This impressive one bedroom ground floor apartment presents an excellent opportunity for first time buyers and investors alike, offering modern living in a highly sought-after village location.

The property is available with no upper chain, ensuring a smooth and swift purchase process, and benefits from a long lease, providing peace of mind for years to come.

Upon entering, you are welcomed by an entrance hall with storage cupboard that leads to a guest cloakroom, adding convenience for both residents and visitors. The open plan living area, which is flooded with natural light thanks to large windows, creating a bright and inviting space ideal for relaxing or entertaining. The modern kitchen is thoughtfully designed and comes fully equipped with integrated appliances making it perfect for those who love to cook or entertain. Good size double bedroom and clean modern bathroom.

The property benefits from Gas central heating and double glazing, ensuring comfort and energy efficiency all year round. With the addition of allocated parking and located within a popular village, this apartment enjoys excellent access to local amenities, shops, and transport links, making daily life convenient and hassle-free.

The development is well maintained and offers a welcoming community atmosphere. With its combination of modern design, practical features, and desirable location, this apartment is an ideal choice for those looking to take their first step onto the property ladder or secure a smart investment. Early viewing is highly recommended to fully appreciate the quality and value on offer.



## Swallows Oak

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- No Upper Chain
- Ideal For First Time Buyers
- Long Lease
- Ground Floor Modern Apartment
- Guest Cloakroom
- Modern Kitchen Including Appliances
- Open Plan Bright Living Area
- Popular Village Location





## General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating:

Council Tax Band: C

Tenure: Leasehold

## Services

Mains electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

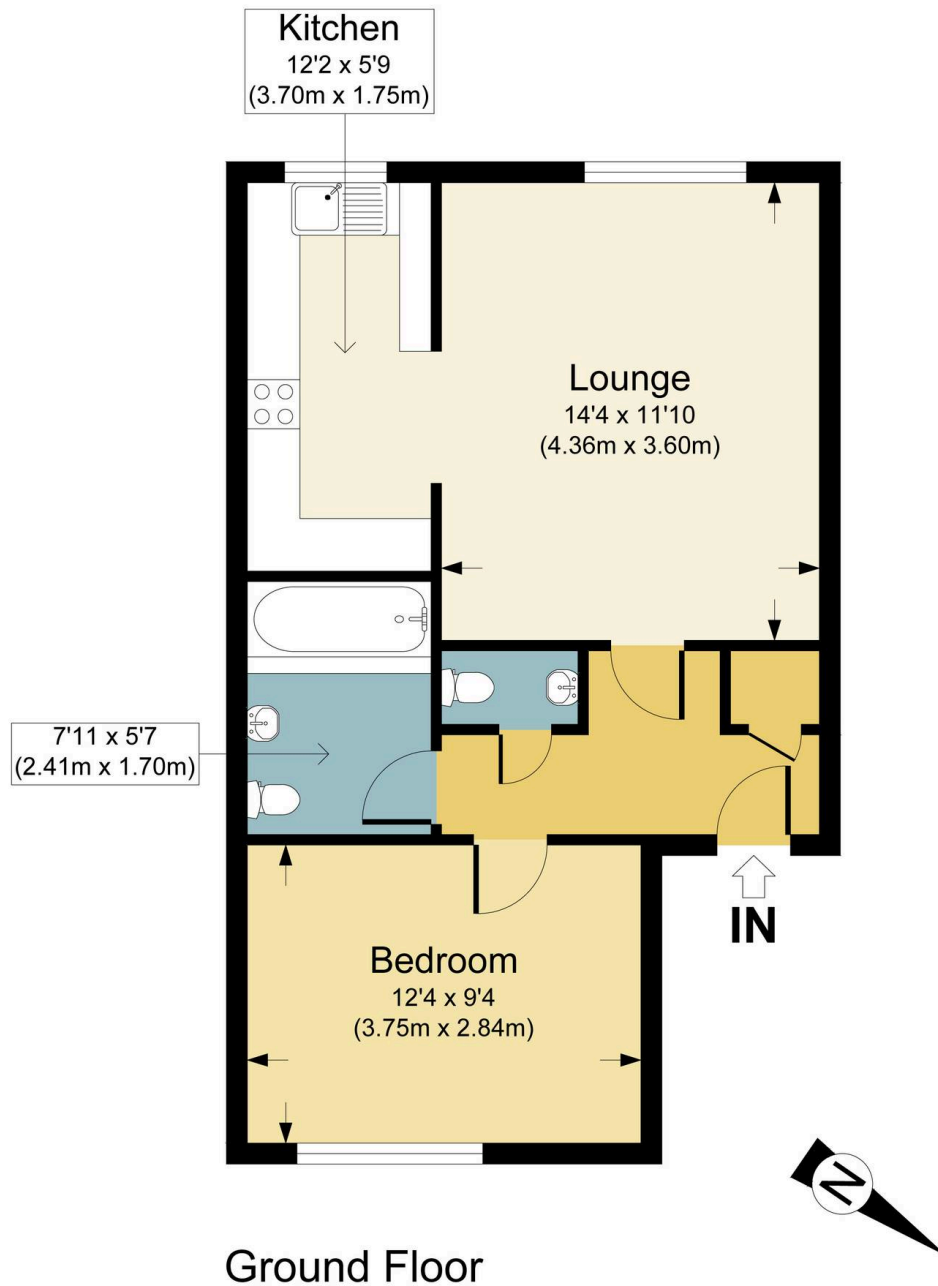
For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





24 SWALLOWS OAK, WD5

APPROX. GROSS INTERNAL FLOOR AREA 482.97 SQ FT / 44.87 SQ M.  
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