



Leavesden Court, Mallard Road, Abbots Langley
£280,000

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& holt





Leavesden Court, Mallard Road,

Abbots Langley



A beautifully presented two double bedroom apartment, situated on the second floor of this attractive Victorian building, offering far-reaching views and a prime position adjacent to the popular Leavesden Country Park.

Immaculately presented throughout, this charming property combines period character with comfortable modern living. The accommodation comprises two well-proportioned double bedrooms, both benefitting from fitted wardrobes, alongside a welcoming living space and a well-appointed kitchen and bathroom.

Further benefits include one allocated parking space, a share of the freehold and an impressive 976-year lease, providing excellent long-term security for the next owner.

Perfectly positioned adjacent to Leavesden Country Park, residents can enjoy easy access to the park's extensive green spaces, recreational facilities and weekly Park Run, while also benefiting from the surrounding amenities and excellent transport links.

An ideal opportunity for first-time buyers, downsizers or investors seeking a well-maintained property in a desirable location.



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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.

- 2 Double Bedrooms – Both With Fitted Wardrobes
- 1 Allocated Parking Space
- Share Of Freehold With 976 Year Lease
- 2nd Floor With Far Reaching Views
- Beautiful Victorian Building
- Immaculately Presented Throughout
- Adjacent To The Popular Leavesden Country Park





General Information

EPC – Energy Efficiency Rating: D

Council Tax Band: D

Tenure: Share of Freehold

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:

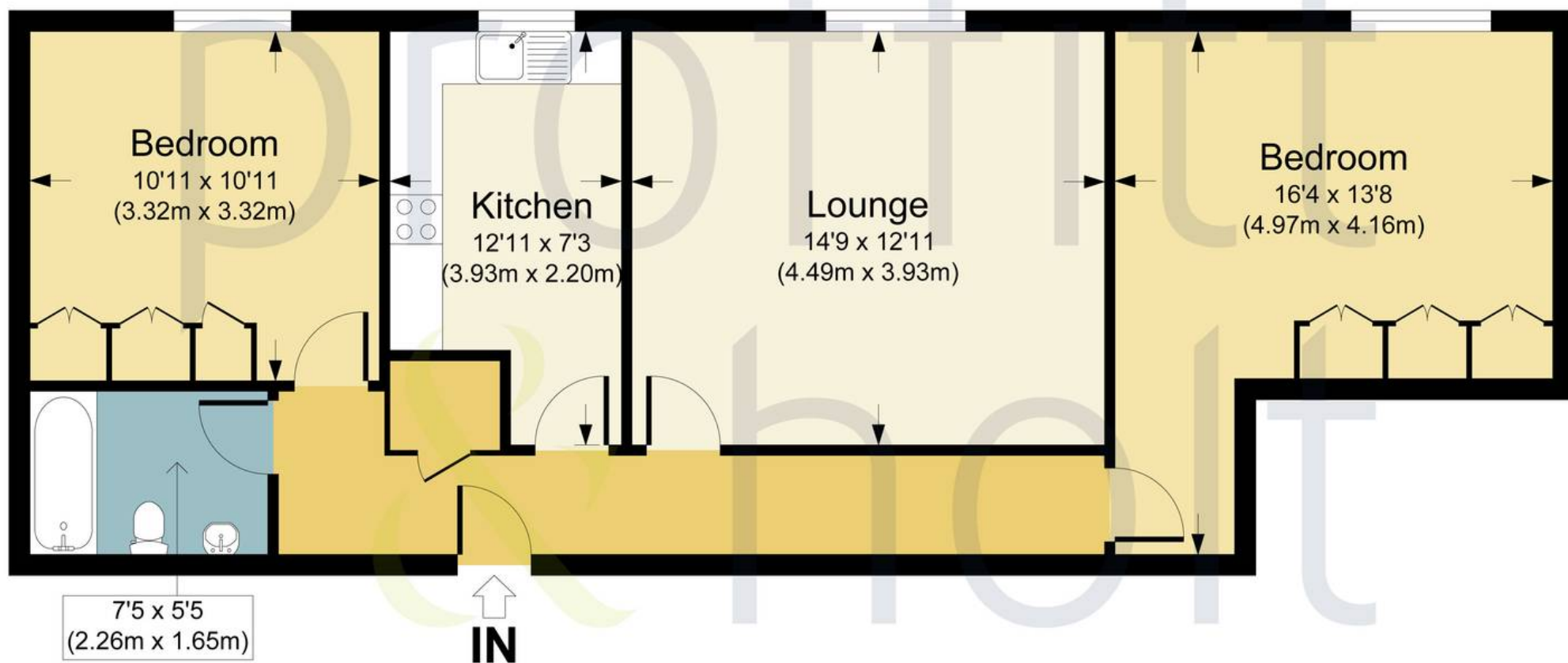
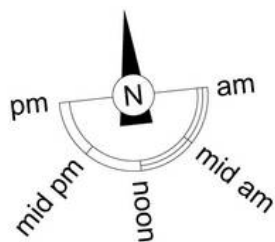
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







LEAVESDEN COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 719.78 SQ FT / 66.87 SQ M

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Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

