

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



THE CRESCENT, ABBOTS LANGLEY - £90,000
1 Bedroom Retirement Home



A well-presented one-bedroom retirement apartment situated on the second floor of a popular development in Abbots Langley, offered to the market with no upper chain.

The property features a living/dining area, fitted kitchen, a good-sized bedroom with built-in storage, and a well-appointed shower room. Residents benefit from excellent communal facilities, including a spacious conservatory lounge—perfect for socialising or relaxing with neighbours—and beautifully maintained communal gardens providing a peaceful outdoor setting. Additional benefits include secure entry, lift access to all floors, and a friendly community atmosphere designed for comfortable retirement living.

This property represents an excellent opportunity for those looking to downsize while still enjoying independence in a well-managed and sociable development. Viewing is highly recommended.

- One double bedroom
 - Living/dining room
 - Fitted kitchen
 - Shower room
 - Communal grounds
 - No upper chain
 - Lease - 88 years remaining.
- Ground rent - peppercorn.
Current annual service charge - £4,479.12.



Total area: approx. 40.5 sq. metres (435.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only.
Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

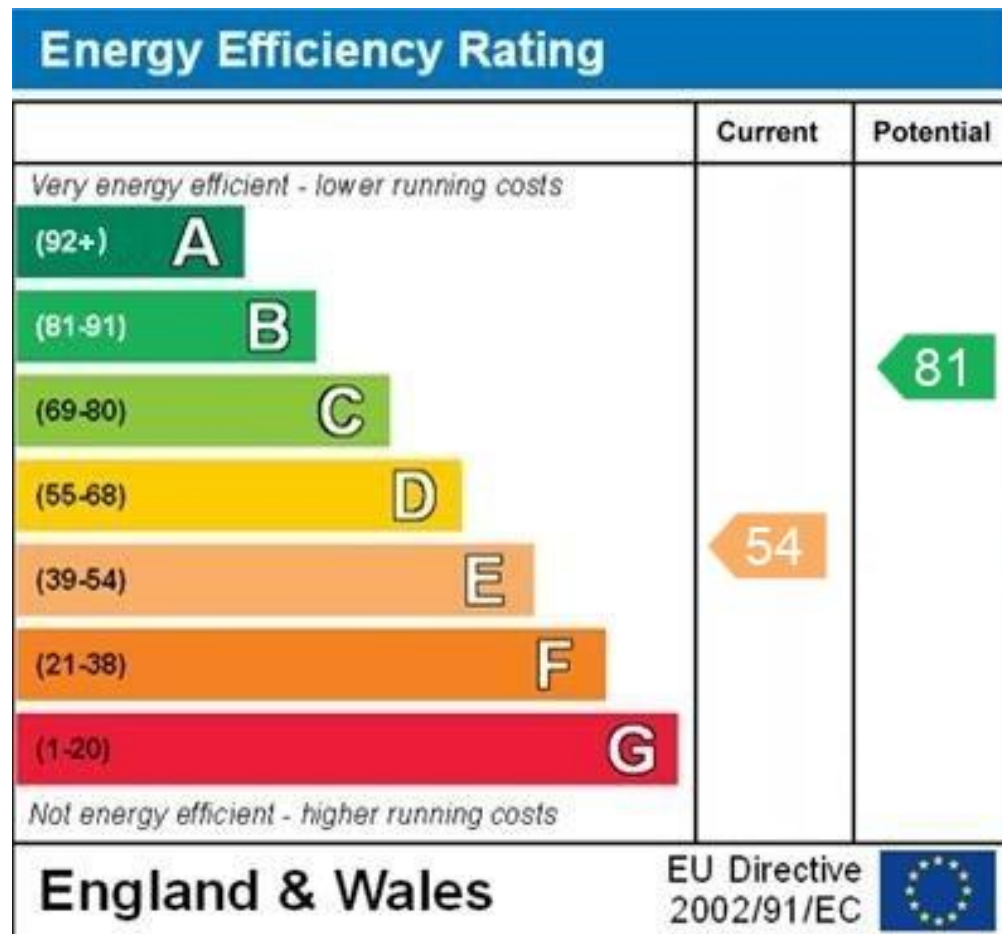
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk



WWW.EPC4U.COM