LEASEHOLD







Apartment (EPC Rating: B)

HIGH STREET, ABBOTS LANGLEY, WD5 0EL

Open To Offers

£120,000

WARREN ANTHONY

1 Bedroom Apartment located in Abbots Langley

Well-presented first-floor retirement apartment for over-55s, set in the centre of Abbots Langley. Spacious lounge, double bedroom, lift access, on-site warden and excellent communal facilities. Friendly, welcoming community just moments from village shops, amenities, transport links and gardens.

Positioned right on Abbots Langley High Street, this beautifully maintained first-floor retirement apartment offers a calm, secure, and sociable lifestyle for those aged 55 and above. The home provides a thoughtful balance of comfort and practicality, with bright interiors and well-planned spaces throughout. Inside, you'll find a spacious lounge/dining room, a neatly arranged kitchen, a wide hallway with excellent built-in storage, a comfortable double bedroom, and a well-kept shower room. The development itself includes a welcoming communal entrance, lift access, a guest suite for visiting family or friends, a helpful on-site warden, and a convenient laundry room.
Residents enjoy a strong sense of community, with noticeboards full of outings, activities and social events. The communal gardens offer a peaceful outdoor space, while the High Street's shops, amenities and green spaces are only steps away.
This is a wonderful opportunity to join a friendly, well-run development in a superb village location. Enquiries and viewings are warmly encouraged.
Entrance Hall
You step into a surprisingly spacious hallway that immediately sets the tone for the apartment. There's excellent built-in storage, ideal for coats, shoes, cleaning items and everyday essentials. The hall connects smoothly to every room, making the layout easy to navigate.

Lounge / Dining Room – approx. 14'3" x 13'1"
A bright, inviting living space with plenty of room for both a comfortable seating area and a dining table. The proportions make it feel open and airy with front aspect,

Kitchen – approx. 10'8" x 6'8"
Just off the lounge, the kitchen is well-designed with good countertop space and practical storage. It's equipped for everyday cooking, with room for appliances and everything arranged for easy use.

Bedroom – approx. 11'4" x 10'9"
A generous double bedroom with aspect over the gardens with plenty of space for wardrobes, bedside tables, and additional furniture.

Shower Room – approx. 8'1" x 5'5"
Well maintained and neatly presented, the shower room includes a walk-in shower, WC, and basin.

Communal Areas
- Guest bedroom available for visitors
- Lift serving all floors
- Laundry room for residents
- On-site warden offering support and reassurance
- Communal gardens providing a calm outdoor retreat
- Residents' parking



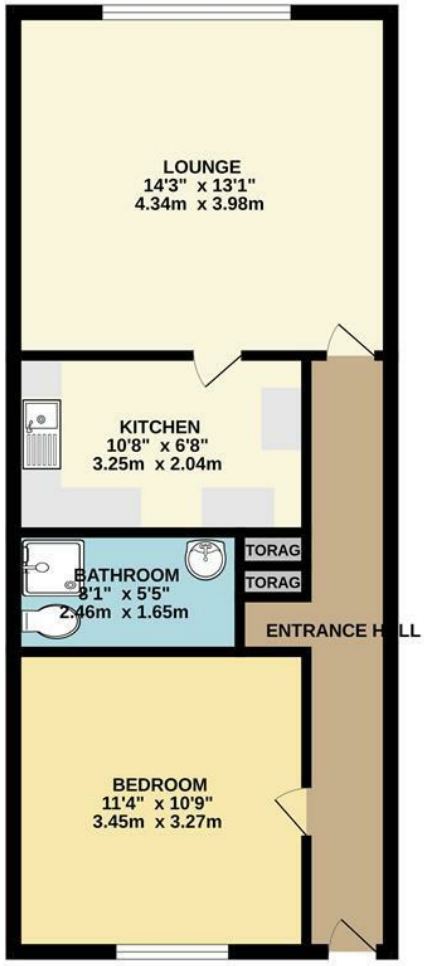








GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



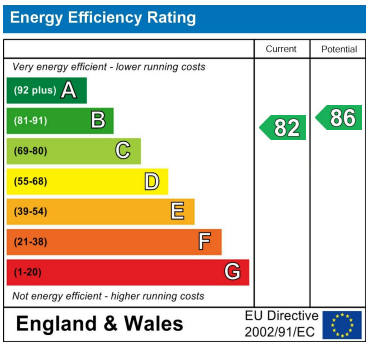
TOTAL FLOOR AREA : 510 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk
https://www.warrenanthony.co.uk

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