



## 35 The Grange High Street

Abbots Langley, WD5 0EL

**Open To Offers £130,000**

Situated in the heart of Abbots Langley, this delightful one-bedroom retirement flat (over 55's) offers comfortable and convenient living. Located on the first floor of a well-maintained building, the property is tastefully presented to create a warm and welcoming home environment.

Set along the vibrant High Street, the flat benefits from excellent access to local amenities, including shops, cafes, and reliable public transport. Residents will also appreciate the close proximity to essential services such as GP surgeries, pharmacies, and the local library, offering both practical convenience and opportunities for social engagement and lifelong learning.

Residents enjoy dedicated parking for both themselves and their guests, making family visits and outings stress-free. Inside, the flat is thoughtfully designed for comfort, accessibility, and ease of living—ideal for those seeking a peaceful yet connected lifestyle.

Whether you're looking to downsize or enjoy a more manageable home within a supportive and active community, this charming retirement flat represents a fantastic opportunity that blends location, comfort, and independence.

### Viewing

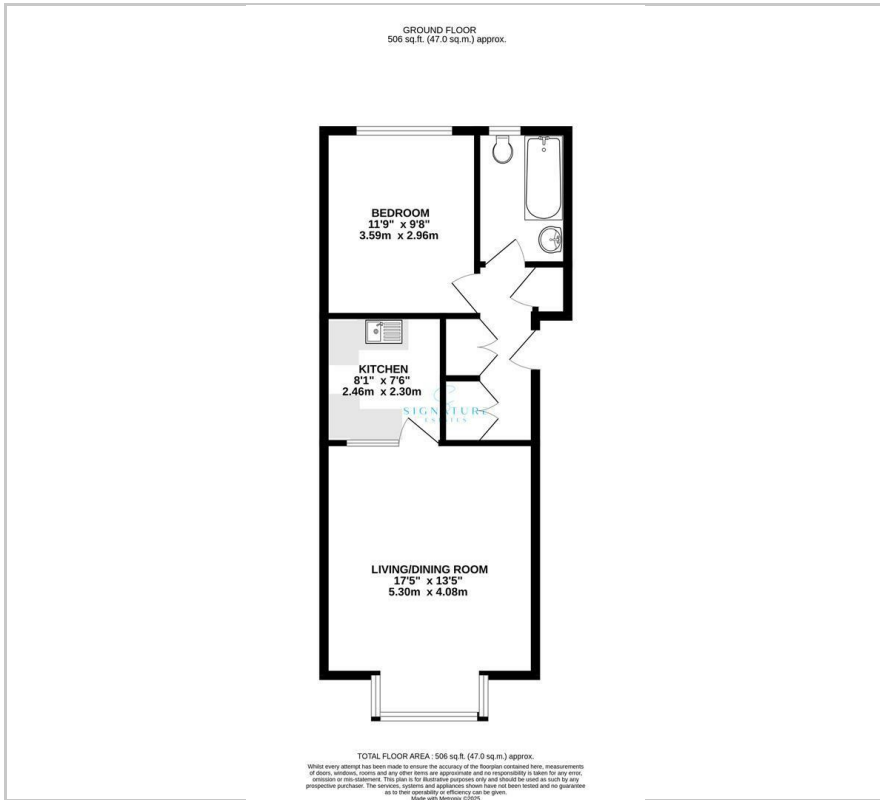
Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- **\*\* No Upper Chain\*\***
- **One Bedroom Retirement Property**
- **1st Floor**
- **Walking Distance To The Village**
- **Short Walk To Abbots Langley Park**
- **Well Maintained Throughout**
- **Recommend Viewing Today**
- **Lovely Maintained Gardens**
- **Private Parking For Residents And Guests**





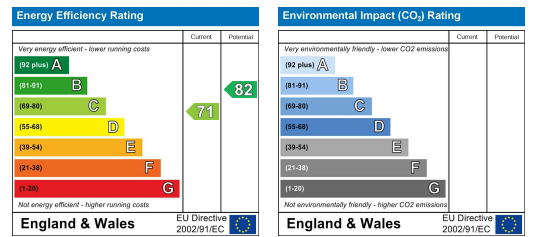
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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