



18 Turnbull Court, Abbots Langley, Hertfordshire, WD5 0FT

Asking Price £152,000 – 40% share of the full market value £380,000

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# About the property

Located in a quiet cul-de-sac in Abbots Langley, this well-presented top floor apartment offers two spacious bedrooms, a bright open-plan living area, and a private balcony. The property benefits from excellent storage throughout and comes with allocated parking.

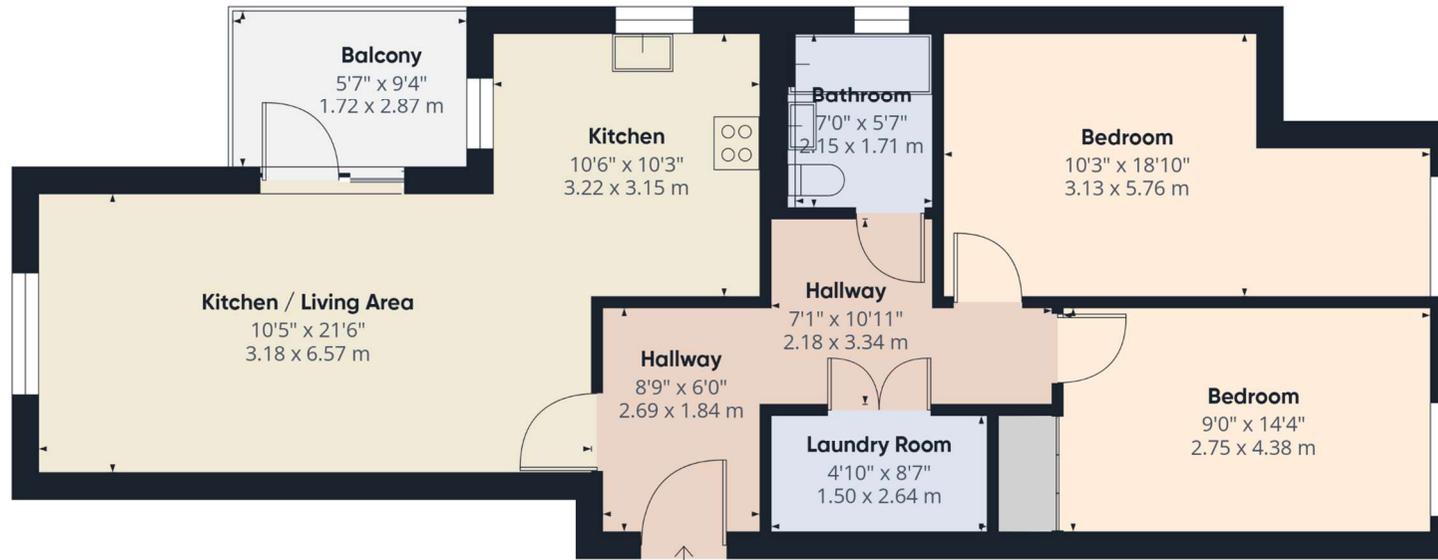
Perfect for first-time buyers, this shared ownership home is set within a peaceful residential area, offering a blend of village charm and everyday convenience. It's within easy reach of local shops, schools, parks, and transport links, making it ideal for commuters and young families alike.



- Shared ownership
- Allocated parking

- Two double bedrooms
- Top floor apartment

- Private balcony
- Communal gardens



**Approximate total area<sup>(1)</sup>**

851 ft<sup>2</sup>  
79.1 m<sup>2</sup>

**Balconies and terraces**

53 ft<sup>2</sup>  
4.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District  
 Council Tax: Band C  
 Approximate floor area: 851 sq ft  
 Tenure: Leasehold (986 years remaining)  
 Service charge: £949.92 pa  
 Rent: £625.98 pcm

Nearest Station: 1.8 miles to Kings Langley  
 Distance to Town Centre: 0.4 miles to Abbots Langley  
 Nearest Motorway: 2.6 miles to M1

## Area Information

Abbots Langley is a busy village located within a short drive of Hemel Hempstead, St Albans and Watford. Abbots Langley offers the best of best worlds.

The village is closely linked to Watford and was once part of the Watford Rural district. It has been included in Three Rivers district since 1974.

Abbots Langley is also close to transport links with Kings Langley station nearby and the motorway being only a short drive

There are plenty of wonderful countryside treks you can take in around the area. One of Abbots Langley's main attractions is Leavesden Country Park which covers an area of over 27 hectares and consists of walking/ biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. Also Harry Potter fans it is only a stones throw away from the Warner Bros Studios.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

