



# The Cloisters Church Lane, Kings Langley

Guide Price £170,000

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& holt





## The Cloisters Church Lane, Kings Langley

A large first floor, over 55's, warden assisted apartment, conveniently located within a short walk of Kings Langley High Street. Well-presented throughout, the property offers a spacious sitting room, fitted kitchen, large double bedroom and bathroom. The development also benefits from intercom entry system, a social lounge, communal gardens, a lift, and resident's parking. EER: C





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Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Over 60s first floor flat
- Communal Gardens
- Social Lounge
- Fitted kitchen
- Bright living/dining room
- Residents parking
- Warden assisted
- Double bedroom
- Walking distance to village High Street
- Lift to all floors





## General information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

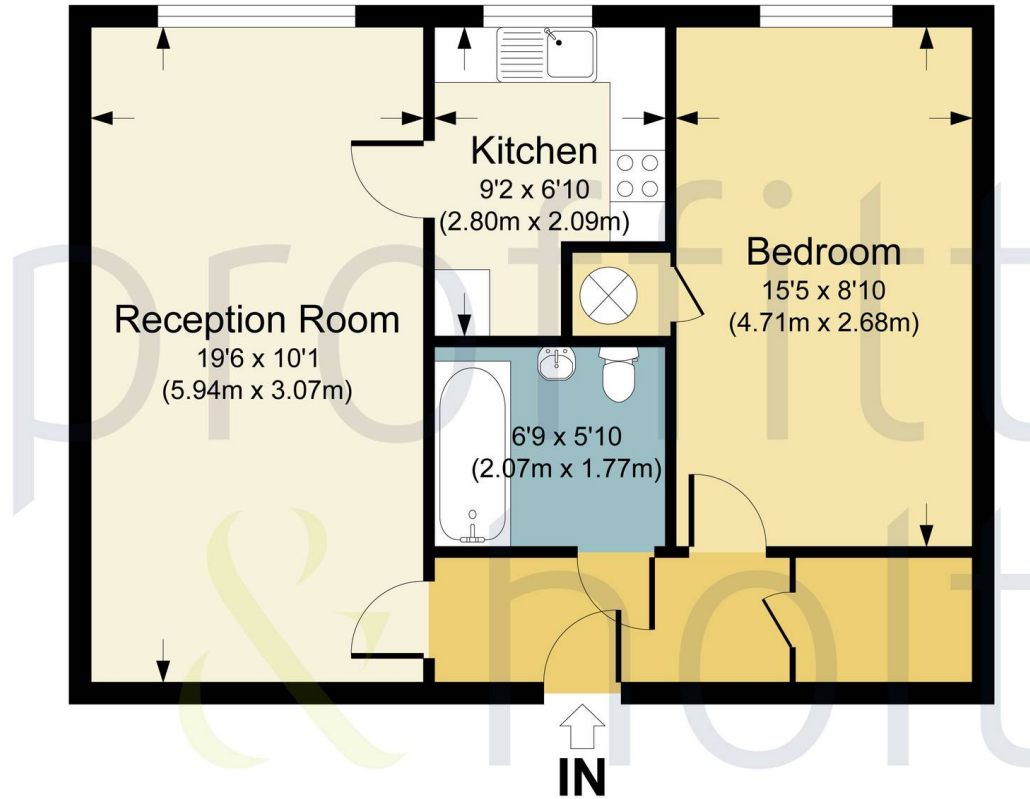
### Fixtures and fittings

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

*For broadband and mobile speeds see;*

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





First Floor

THE CLOISTERS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 517.27 SQ FT / 48.06 SQ M.

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# Proffitt & Holt

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