



Wharf Way, Hunton Bridge  
£300,000

proffitt  
& holt





## Wharf Way

Hunton Bridge, Kings Langley

Sold with no upper chain is this modern apartment in the popular Wharf Way development with canal side views. Situated within walking distance of Kings Langley Train Station, it's conveniently located on the ground floor, offering easy access out to the communal gardens and allocated parking. The accommodation itself is well laid out, with a spacious open-plan kitchen/living area, two double bedrooms (one with fitted wardrobes and en-suite) and family bathroom, all accessed from the welcoming entrance hall.

The long lease makes this a great investment for buy-to-let investors or first time buyers alike.





## Wharf Way

Hunton Bridge, Kings Langley

The property is located within a select residential development close to the River Gade. Hunton Bridge is close to the Abbots Langley and Kings Langley villages with their local High Street shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston; and Junction 20 of the M25 is approximately a distance of two miles.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- LONG LEASE 983 YEARS REMAINING
- CANALSIDE WATER FRONT DEVELOPMENT
- ALLOCATED PARKING SPACE
- 2 BEDROOM GROUND FLOOR APARTMENT
- EN SUITE to MASTER BEDROOM
- WITHIN WALKING DISTANCE TO KINGS LANGLEY STATION
- NO UPPER CHAIN





## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

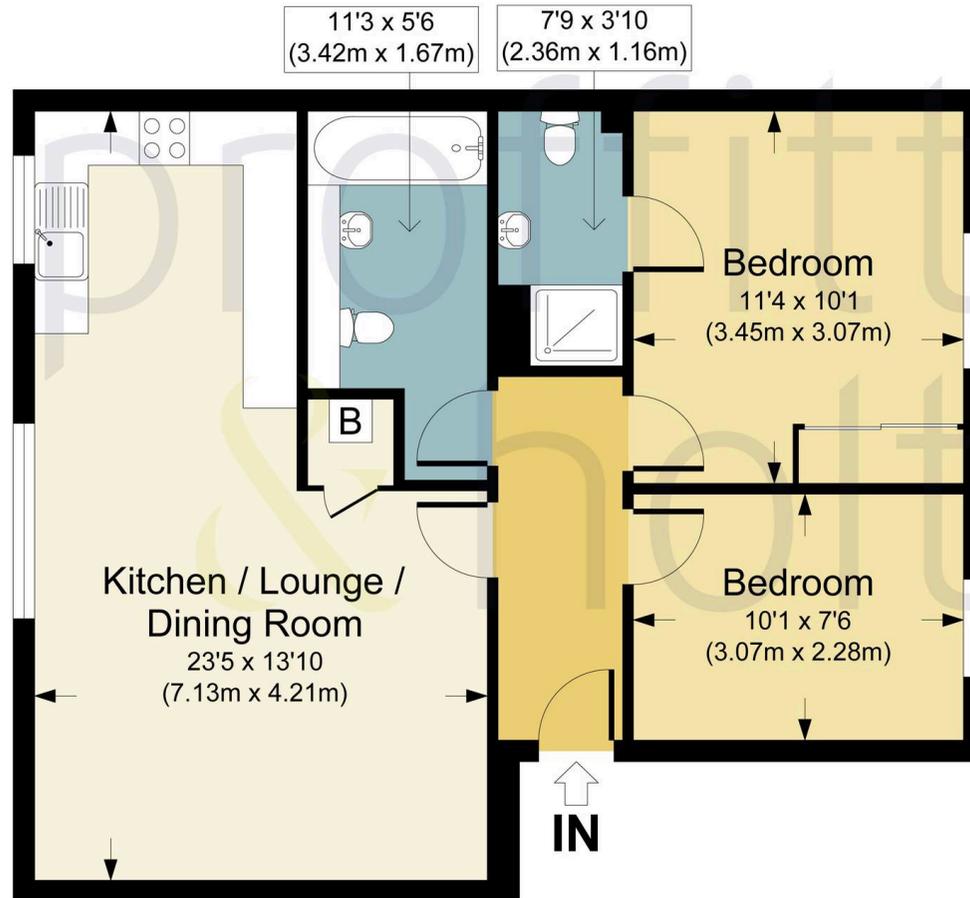
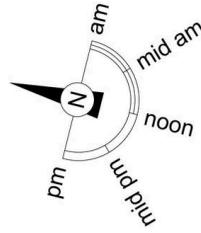
### Fixtures and fittings

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/>





Ground Floor

WHARF WAY, WD4

APPROX. GROSS INTERNAL FLOOR AREA 601.05 SQ FT / 55.84 SQ M  
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