



Pinnacle House, Home Park Mill Link, Kings Langley

In Excess of £190,000

proffitt  
& holt





## Pinnacle House, Home Park Mill Link

Kings Langley

Proffitt and Holt are delighted to offer to the market this one bedroom ground floor studio apartment located in the highly sought after and very modern Pinnacle House development in Kings Langley.

Ideal for the commuter, it sits perfectly positioned within a couple of minutes' walk of Kings Langley train station and High Street, whilst also being within a short drive of both M25 and M1 motorways.

The property boasts an open plan living/kitchen area, shower room and bedroom area.

Further benefits include allocated parking within the secure gated car park, lift access and a long lease.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.





## Pinnacle House, Home Park Mill Link

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- One Bedroom
- Ground Floor
- Allocated Parking
- Walking Distance to Station
- Kings Langley





**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

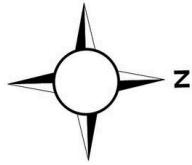
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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

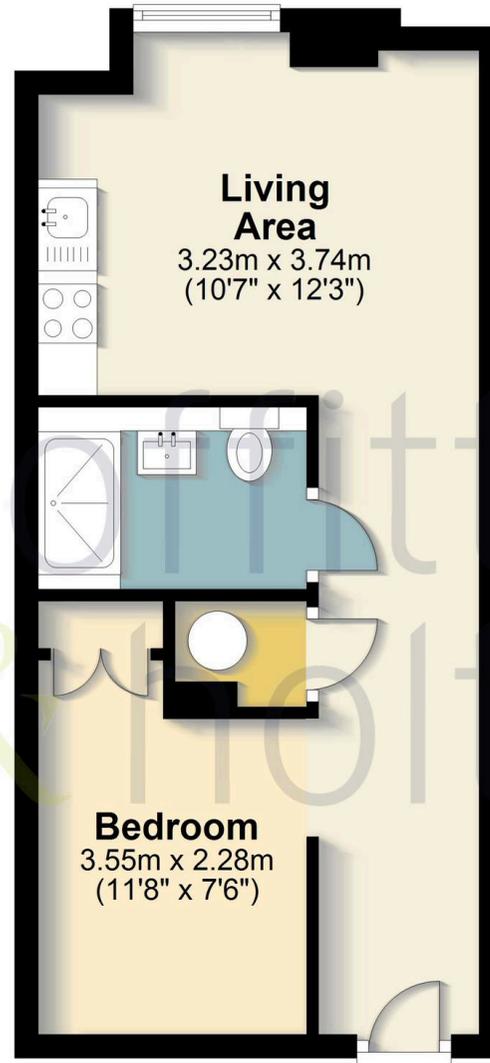






## Ground Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



Total area: approx. 31.2 sq. metres (335.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





## Proffitt & Holt

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