



Wharf Way, Hunton Bridge
£285,000

proffitt
& holt





Wharf Way

Hunton Bridge, Kings Langley

Sold with no upper chain is this well presented apartment, which sits on a popular modern canalside development, within walking distance of Kings Langley Train Station. Having been redecorated and recarpeted by the current owners, it offers an excellent opportunity for homeowners and investors alike.

The accommodation itself is well laid out, with a welcoming entrance hall, lovely open-plan kitchen/living room - which makes an ideal space for entertaining, 2 comfortable bedrooms and a family bathrooms.

Further benefits include integrated kitchen appliances, allocated parking for 1 car, as well as further visitors spaces and well kept communal gardens.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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.



- No Upper Chain
- Freshly Redecorated
- New Carpets
- Allocated Parking for 1 Car
- Canalside Development
- Walking Distance to Kings Langley Train Station
- Open Plan Kitchen/Living





For broadband and mobile speeds see:

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

General Information

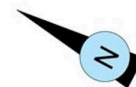
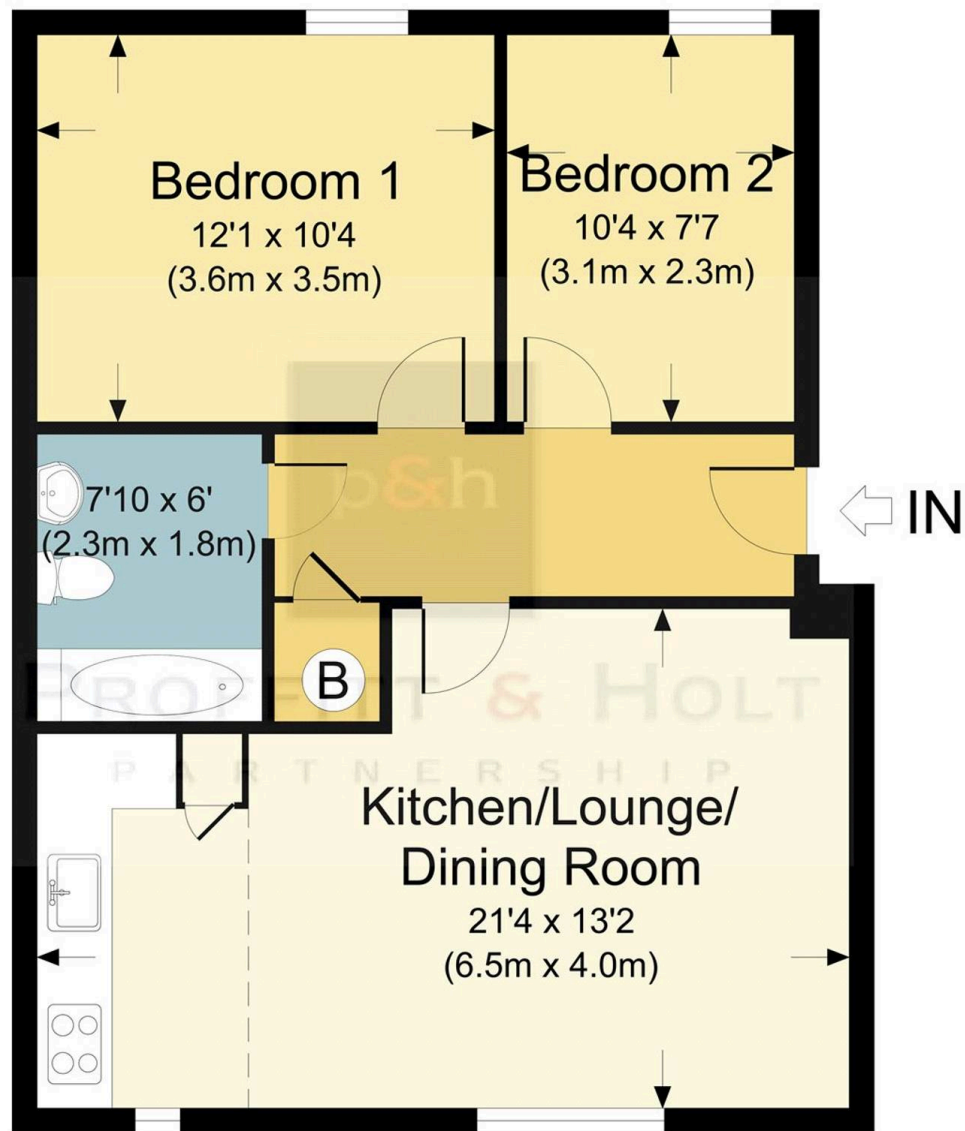
Services

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.





WHARF WAY, WD4 8FN

APPROX. GROSS INTERNAL FLOOR AREA 581 SQ FT / 54 SQ M.

PHOLTAL13146-FC: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2017.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

