



Connells

Wharf Way
Hunton Bridge Kings Langley



Property Description

** 25% Shared Ownership **

We are delighted to bring to the market this opportunity to purchase a spacious flat in this popular Hunton Bridge Development with a shared ownership scheme. This would be perfect for a first time buyer looking to get on the property ladder.

The flat is situated on the ground floor and has a large open-plan kitchen and living area. There are two generous bedrooms and a bathroom. The property benefits from an allocated parking space, plus further resident and visitor parking.

The property is in a great location close to local amenities, great transport links including major motorways the M25, M1 and close to both Kings Langley High Street and Watford Town Centre.

Entrance Hall

Front door.

Lounge Area

13' x 21' (3.96m x 6.40m)
Bay window to rear, television point.

Kitchen Area

Cooker point for gas hob and electric oven, space for fridge/ freezer, plumbing for washing machine & dishwasher.

Bedroom 1

10' x 12' (3.05m x 3.66m)
Window, radiator.

Bedroom 2

10' x 7' (3.05m x 2.13m)
Window to front.

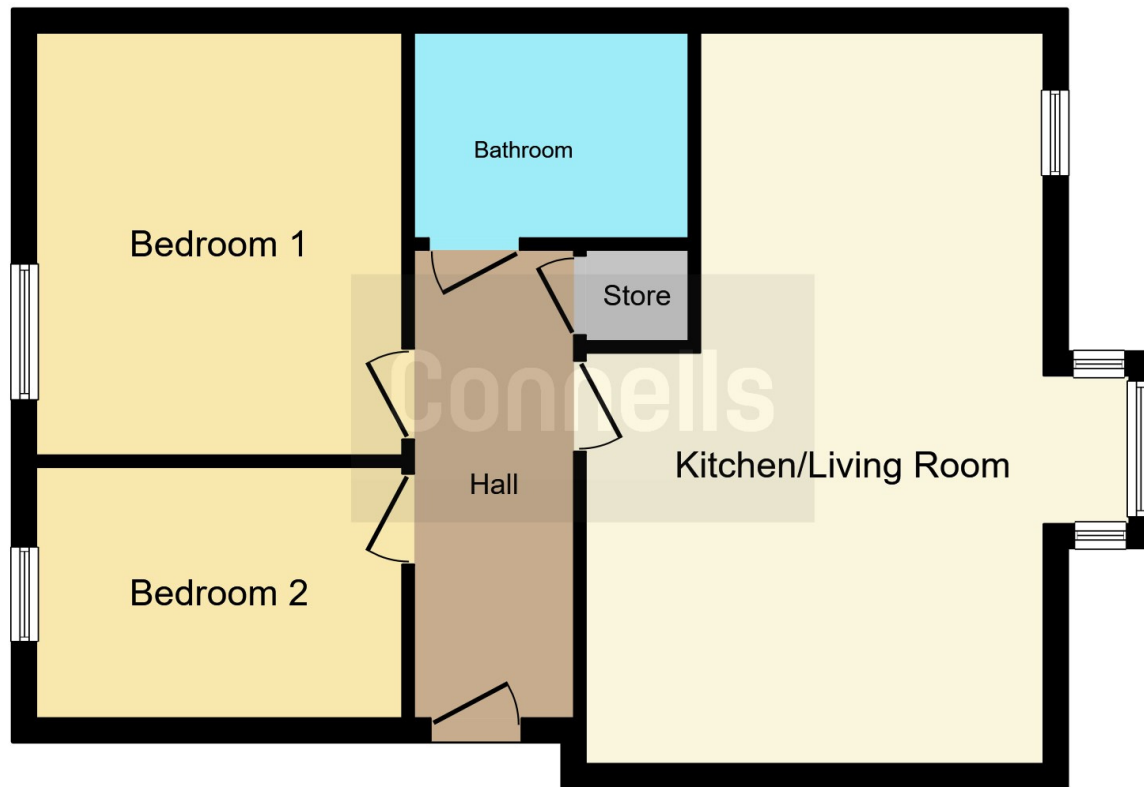
Bathroom

Bath with shower attachment, WC, wash hand basin.

Outside

Residents Parking





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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E leavesden@connells.co.uk

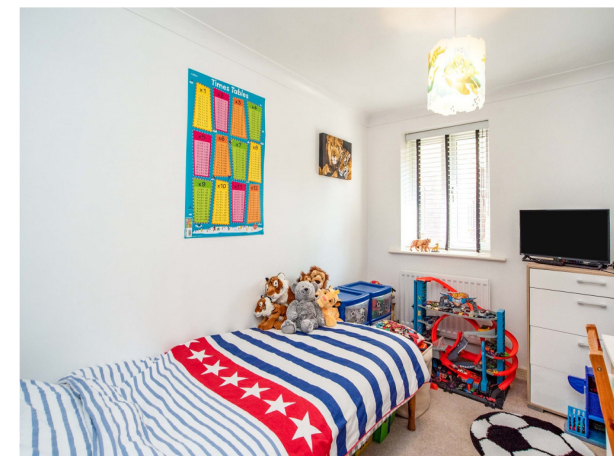
1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

view this property online connells.co.uk/Property/LEA102086

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.



Tenure: Leasehold



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Property Ref: LEA102086 - 0004