





Property Description

NEW LEASE ON COMPLETIONAsk agent for more details***A two bedroom second floor flat in this popular development with garage and parking. This home is located well for several sought after schools such as Alban Wood, Leavesden Green and Kingsway. There is a local grocery store and this home is well placed for the North Orbital Road and the M1 and A41. As you enter this home you find the master bedroom on the left and the bathroom on the right. Continue on and you find the second bedroom and the lounge/ kitchen. With gas central heating and double glazing, a modern fitted kitchen, spacious double bedroom and bright lounge, your viewing is highly recommended.

Communal Entrance

Front door.

Entrance Hall

Front door.

Kitchen/ Lounge Area

20' 1" max x 9' 1" max (6.12m max x 2.77m max)

Range of wall and base units, cooker point, stainless steel sink, radiator windows.

Bedroom 1

9' 5" plus recess x 11' 1" max (2.87m plus recess x 3.38m max)

Radiator, window.

Bedroom 2

9' 1" x 7' 3" (2.77m x 2.21m)

Radiator, window to side.

Bathroom

Bath, shower attachment, tiled walls, window, wash hand basin, WC, radiator.

Garage







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2486.64

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA102218

This is a Leasehold property with details as follows; Term of Lease 990 years from 06 Nov 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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