







### Property Description

Located in the highly sought after Wharf Way development this spacious and modern ground floor apartment is presented in modern decorative order and is ready to move-into. Available on a 25% shared ownership basis, the property offers this bright and open plan kitchen/ living space, shower room, two bedrooms, allocated parking and communal grounds, this home has to be viewed to be appreciated. Well placed for walks along the River Gade, The Limes local convenience store, A41 and M25 and St Pauls school.

#### Entrance Hall

Front door.

#### Kitchen/ Lounge Area

21' 6" x 13' 1" max, plus bay ( 6.55m x 3.99m max, plus bay )

Open plan area, two windows to side, two radiators, range of wall and base units, sink with drainer, work surfaces, cooker point.

#### Bedroom 1

12' 1" x 10' 3" ( 3.68m x 3.12m )

Radiator, window



## Bedroom 2

10' 4" x 7' 7" ( 3.15m x 2.31m )

Radiator, window.

## Shower Room

WC, tiled walls, WC, extractor fan, radiator, basin in vanity unit.

## Outside

## Communal Grounds

## Allocated Parking















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103116](http://connells.co.uk/Property/LEA103116)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2008. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LEA103116 - 0003