





Property Description

A well presented and spacious two bedroom apartment. This first floor home has everything a professional could need including being well placed for Garston station and the A405 and M1. With (some) wood effect flooring, double glazing and electric heating, your viewing is highly recommended. The bright and airy kitchen is situated off the lounge via a feature arch and has fitted appliances. Bedroom one has fitted wardrobes and there is a well sized bathroom with heated towel rail.

Entrance Hall

Front door.

Lounge

16' 3" x 11' 8" (4.95m x 3.56m)

Wood effect flooring, fireplace with electric point, window to rear, electric radiator.

Kitchen

6' x 8' (1.83m x 2.44m)

Tiled flooring and walls, extractor fan, window, integrated fridge/ freezer, stainless steel sink with drainer, integrated oven and hob.

Bedroom 1

13' 2" x 9' 1" (4.01m x 2.77m)

Wood effect flooring, electric radiator, window.

Bedroom 2

8' 6" x 7' 3" (2.59m x 2.21m)

Wood effect flooring, electric radiator, window.

Bathroom

Laminate flooring, extractor fan, tiled walls, bath, heated towel rail, wash hand basin.

Outside

Front Garden

Paved for off road 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

To view this property please contact Connells on

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EPC Rating: E

Council Tax
 Band: C

Service Charge:
 1760.98

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103054

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1991. 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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