



Connells  
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FOR SALE



# Meadowbank Kings Langley WD4 8EP

for sale offers over  
**£220,000**



## Property Description

This one-bedroom first floor maisonette is excellently positioned close to Kings Langley High Street and is within walking distance of Kings Langley train station, with routes to central London. With over 100 years remaining on the lease and reasonably-priced annual service charges and ground rent, this property also boasts plenty of parking for residents and visitors. The apartment benefits from a good-sized lounge, double bedroom and separate kitchen. There are also scenic communal gardens which are perfect for the summer months.

## Lounge

10' 9" x 15' 8" ( 3.28m x 4.78m )

Two radiators and window to rear.

## Kitchen

11' 5" Maximum x 5' 11" Maximum ( 3.48m Maximum x 1.80m Maximum )

Window to front, stainless steel sink and drainer and radiator.

## Bedroom

8' 5" Maximum x 13' 8" Maximum ( 2.57m Maximum x 4.17m Maximum )

Carpet, radiator and window to rear.

## Bathroom

Heated towel rail radiator, w/c, vanity hand-wash basin, bath and shower unit, extractor fan and window to front.

## Loft Space

Partly boarded.

## Communal Gardens

## Residents Parking

Communal bays for residents and visitors.



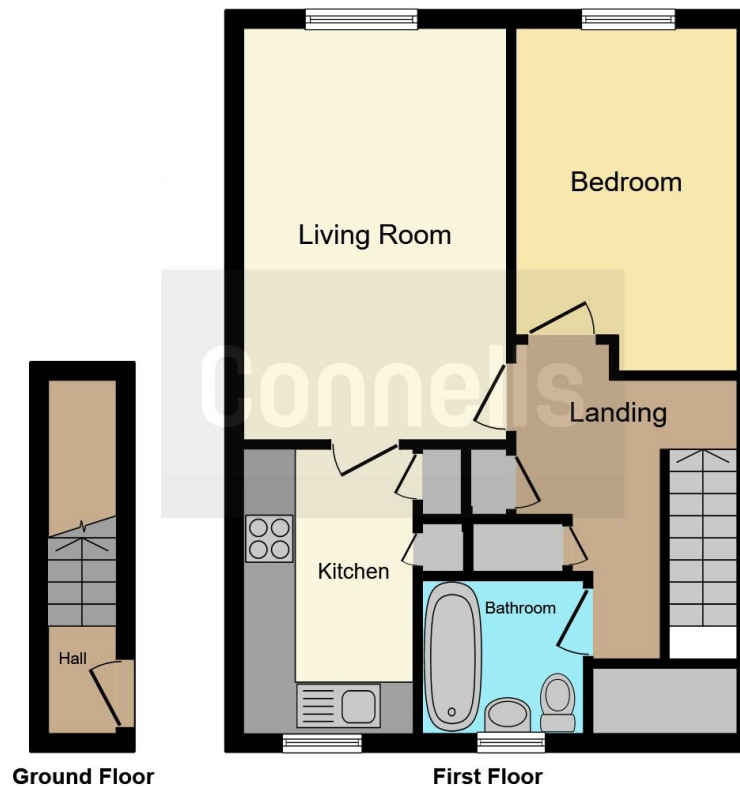












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

Council Tax  
 Band: B

Service Charge: 120.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103286](http://connells.co.uk/Property/LEA103286)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 1990. 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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Property Ref: LEA103286 - 0009