



Connells

Wharf Way
Hunton Bridge KINGS LANGLEY

Wharf Way Hunton Bridge KINGS LANGLEY WD4 8FL

for sale guide price
£260,000



Property Description

We are delighted to bring to the market this opportunity to purchase a spacious flat in this popular Hunton Bridge Development. This would be perfect for a first time buyer looking to get on the property ladder, or as a buy-to-let investment opportunity.

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.

Kitchen Area/ Living Room

Open plan area with fitted kitchen area comprising wall and base units, stainless steel sink with drainer, integrated microwave, cooker point, fridge/ freezer, four windows to living space.

Bathroom

WC, radiator, wash hand basin, extractor fan,

bath.

Bedroom 1

Radiator, two windows, radiator.

Bedroom 2

10' 7" max x 7' 5" max (3.23m max x 2.26m max)

Radiator, two windows.

Outside

Communal Gardens

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

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: B

Council Tax
 Band: D

Service Charge:
 2040.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103319

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.

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