







## Property Description

A great two bedroom top floor flat located in this sought after development in Kings Langley. The property benefits from two well-sized bedrooms, a large lounge with small balcony, fitted kitchen and family bathroom.

Well-placed for Kings Langley Primary and Secondary schools, Kings Langley High Street with all its amenities and eateries Kings Langley train station and the A41 & M25 motorways. Your viewing is highly recommended.

## Entrance Hall

Front door, loft hatch.

## Lounge

10' 5" x 15' 3" plus bay ( 3.17m x 4.65m plus bay )

Window, radiator.

## Kitchen

6' 3" max x 9' 3" plus recess ( 1.91m max x 2.82m plus recess )

Fitted kitchen with wall and base units, sink with drainer, cooker point, window.

## Bedroom 1

8' 9" max x 11' 3" plus recess ( 2.67m max x 3.43m plus recess )

Window, radiator, built in wardrobes.

## Bedroom 2

8' 9" x 16' 9" plus recess ( 2.67m x 5.11m

plus recess )

Window, radiator.

## Bathroom

Bath, window, wash hand basin, WC, extractor fan, shaver point.

## Outside

## Communal Grounds

## Residents Parking

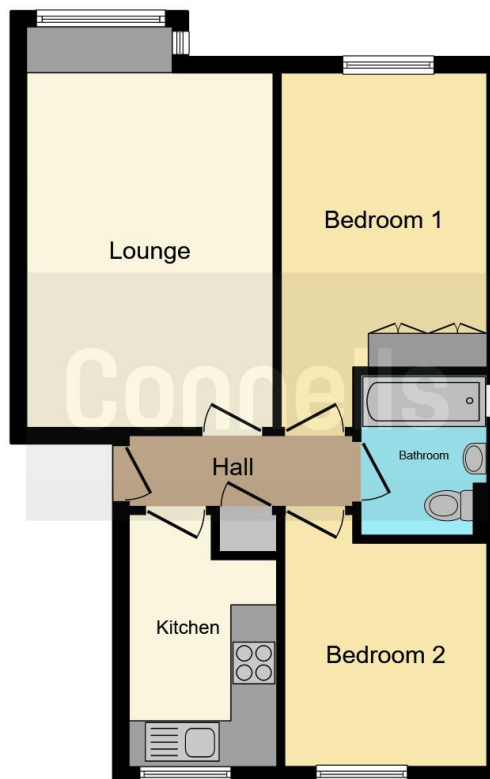












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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

1 Cunningham Way Leavesden  
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EPC Rating: D

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103353](http://connells.co.uk/Property/LEA103353)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. 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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