



Connells

Wander Wharf
Kings Langley

Wander Wharf Kings Langley WD4 8SL

for sale
£275,000



Property Description

A stunning ground floor apartment located in this popular canal-side development in Kings Langley. Superb decorative order throughout for contemporary living. Entering through the front door you have a large entrance hall with handy storage cupboard. The modern fitted kitchen is well equipped with a large window. The lounge area is bright and airy and spacious and has a door leading to the gardens. Both bedrooms and the bathroom are spacious and calming. Well placed for Kings Langley station and Kings Langley village high street with all its restaurants and amenities is in the vicinity.

Lounge Area

18' 2" x 13' 5" (5.54m x 4.09m)

Kitchen Area

7' 3" x 8' 4" (2.21m x 2.54m)

Plumbing for washing machine, space for fridge/ freezer.

Bedroom 1

9' 9" x 10' 7" (2.97m x 3.23m)



Bedroom 2

7' 4" x 15' 3" (2.24m x 4.65m)

Bathroom

Outside

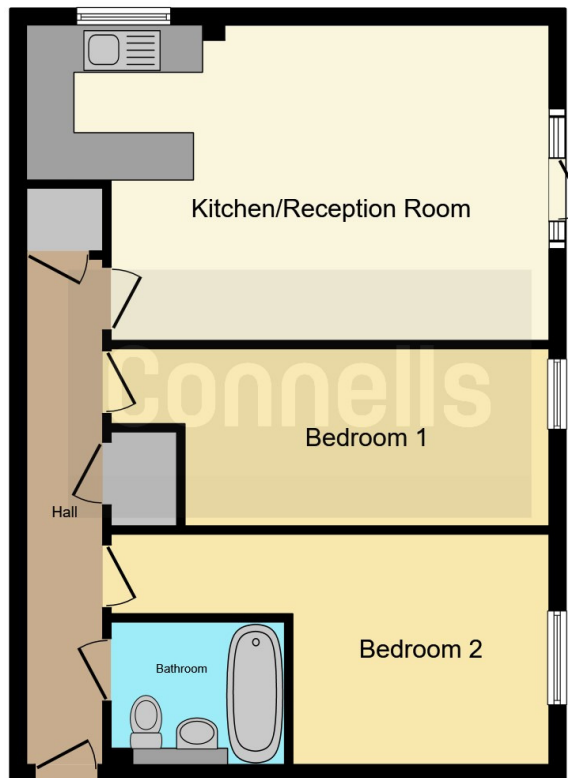
Communal Grounds

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

To view this property please contact Connells on

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1 Cunningham Way Leavesden
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EPC Rating: D Council Tax
 Band: D

Service Charge:
 2880.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103483

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2005. 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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