



BROOKFIELD  
VIEW

REGENT  
ESTATES

# HEMPSTEAD ROAD, KINGS LANGLEY

£415,000 Leasehold - Share of Freehold

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## ACCOMMODATION

A unique and stunning one-bedroom penthouse apartment which boasts over 1000 sq. ft. of living accommodation. Located in Kings Langley, the properties location is just a short walk from the high street and has a secure entrance, lift and large communal garden. NO UPPER CHAIN, SHARE OF FREEHOLD AND 994 YEAR LEASE!

All rooms are connected by a hallway with doors, and there are two large storage cupboards near the entrance. Located at the end of the hallway, the reception room has a bay window on the side that faces out to the side. Additionally, the kitchen/dining room is spacious.

The kitchen has an array of eye and base level cabinets and integrated appliances. An elegant 22'11 bedroom, the master bedroom comes with a large en-suite bathroom with a toilet, hand basin, and bathtub, as well as a dressing room. There is also a separate toilet with a hand basin in the apartment.

Length of lease -994  
Ground rent £0 pa  
Service charge £1995 pa

## LOCATION

Kings Langley, Abbots Langley and Watford are ideal for commuting into London by both road and rail. With a range of train stations only a short walk or quick drive from your doorstep you can be in central London in approximately 25 minutes. The area is renowned for its prestigious independent schools and the Watford Grammar school.

## OUTSIDE

The apartment can be accessed via a secure entry phone system and has a lift. A parking space is allocated at the front of the building. There is also a communal garden area which can be used by any of the residents within the block.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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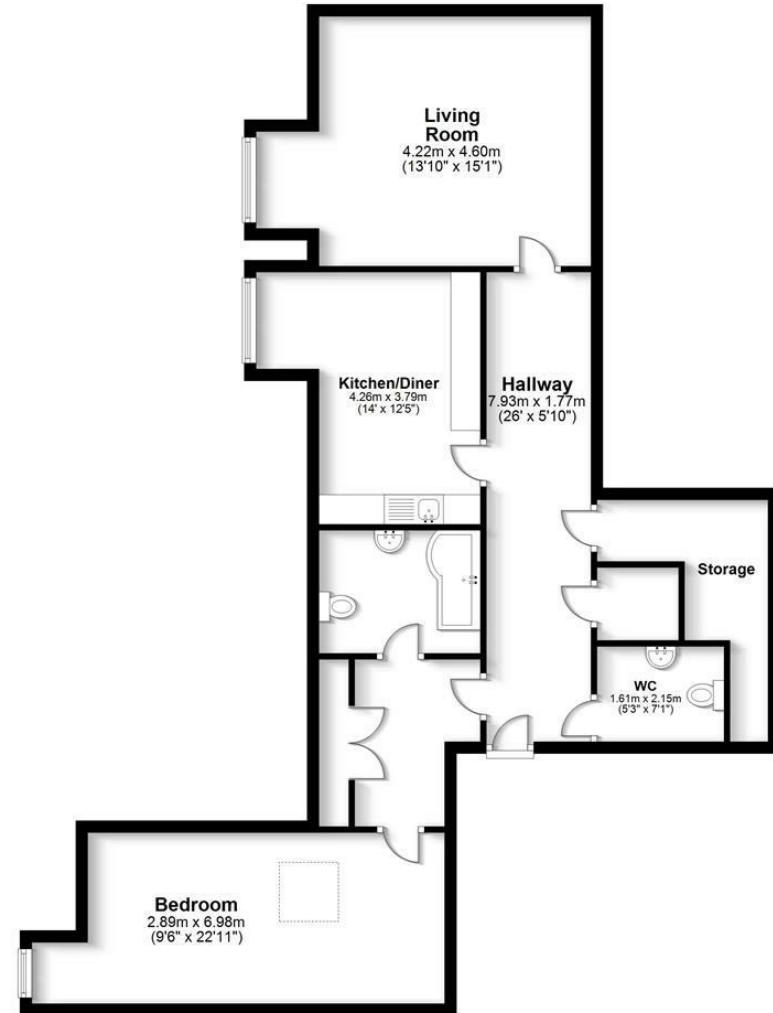
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)







**Second Floor**  
Approx. 93.7 sq. metres (1009.0 sq. feet)



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings but excl balconies & carports.  
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