



for sale

£285,000

Millworks Home Park Mill Link Kings Langley WD4 8FW

**** LAST CHANCE TO BUY! IDEAL FOR FIRST-TIME BUYERS & INVESTORS.**
Ground floor 1-bed with terrace & parking. Walk to Kings Langley Station (25 mins to Euston). Open-plan living, quartz kitchen worktops, integrated appliances, fitted wardrobe & Amtico flooring. £15,000 towards your purchase!*



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The Development

The Mill Works is an impressive gated Bellway development of new homes, designed for modern living with a high-quality specification. This home features a bright open-plan layout, upgraded quartz kitchen worktops, integrated appliances, fitted wardrobe, and Amtico flooring throughout.

Perfect for investors, professionals and first-time buyers working locally, or commuting to London. This collection of 1 and 2-bedroom apartments enjoys a quality specification and is conveniently located within walking distance of the village centre and Kings Langley Train Station.

Specification

Kitchen

Contemporary kitchen units by Symphony
Stainless steel splashback over hob
Stainless steel single 1.5 bowl sink with chrome mixer tap
Stainless steel single electric fan assisted oven
Ceramic hob with extractor hood
Integrated fridge/freezer
Under counter LED lights
Integrated dishwasher
Washing machine

Bathroom

White Roca sanitaryware with chrome fittings

Thermostatic Mira showers
Full height tiling to bath and shower walls,
half height tiling to sanitaryware walls
Mirrored cabinet
Heated towel rail

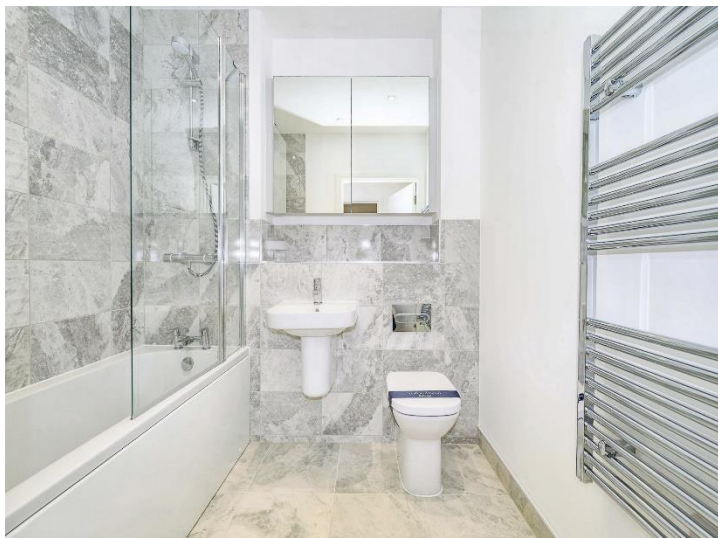
General

Fitted wardrobes with mirrored doors to bedroom
Internal walls finished in white emulsion
UPVC windows and French doors
Intruder alarms to ground floor apartments
External light to balcony or terrace
Tiled floors to bathroom
Carpets fitted to bedrooms
Amtico floor to hall, living/dining area and kitchen

Lift to all floors
10 year NHBC warranty
Amtico Flooring

Electrical

Media plate with CAT 5 cable to living area with satellite outlet (ready for Sky Q connection by purchaser) and Hyperoptic, Virgin and BT
Double white electric sockets throughout, with USB ports to kitchen, living/dining area and bedrooms
Downlights to kitchen, hall, en suite and bathroom



Pendant lights to living/dining area and all bedrooms
Mains connected smoke detector and heat alarm
Electric heating system with panel heaters and hot water cylinder

External

Video door entry system with fob access to
Communal doors
Cycle store
Barrier controlled car parking

Local Area

Kings Langley is surrounded by countryside so there are ample opportunities for outdoor pursuits such as hiking, cycling and rambling. The village also has cricket and football clubs, both of which have junior and senior teams.

Nearby sports facilities include Woodside Leisure Centre in Watford, three miles away, which has two swimming pools, a sports hall, fitness studios and a gym. In Hemel Hempstead, The Snow Centre offers skiing and snowboarding lessons, while Planet Ice organises ice hockey and skating sessions, both are around 10 minutes' drive away. Extreme sports facility XC is situated across the road from the ice rink, it has climbing walls, an indoor caving system, a skatepark and a high ropes course. Jarman Park Athletics Track is located next door.

A multi-screen cinema and a bowling alley are located on Woodside Leisure Park in Garston, and at Jarman Park in Hemel Hempstead, both less than four miles away. Leavesden, three miles away, is home to the Warner Bros. Studio Tour and the making of Harry Potter experience, which attracts visitors from around the world.

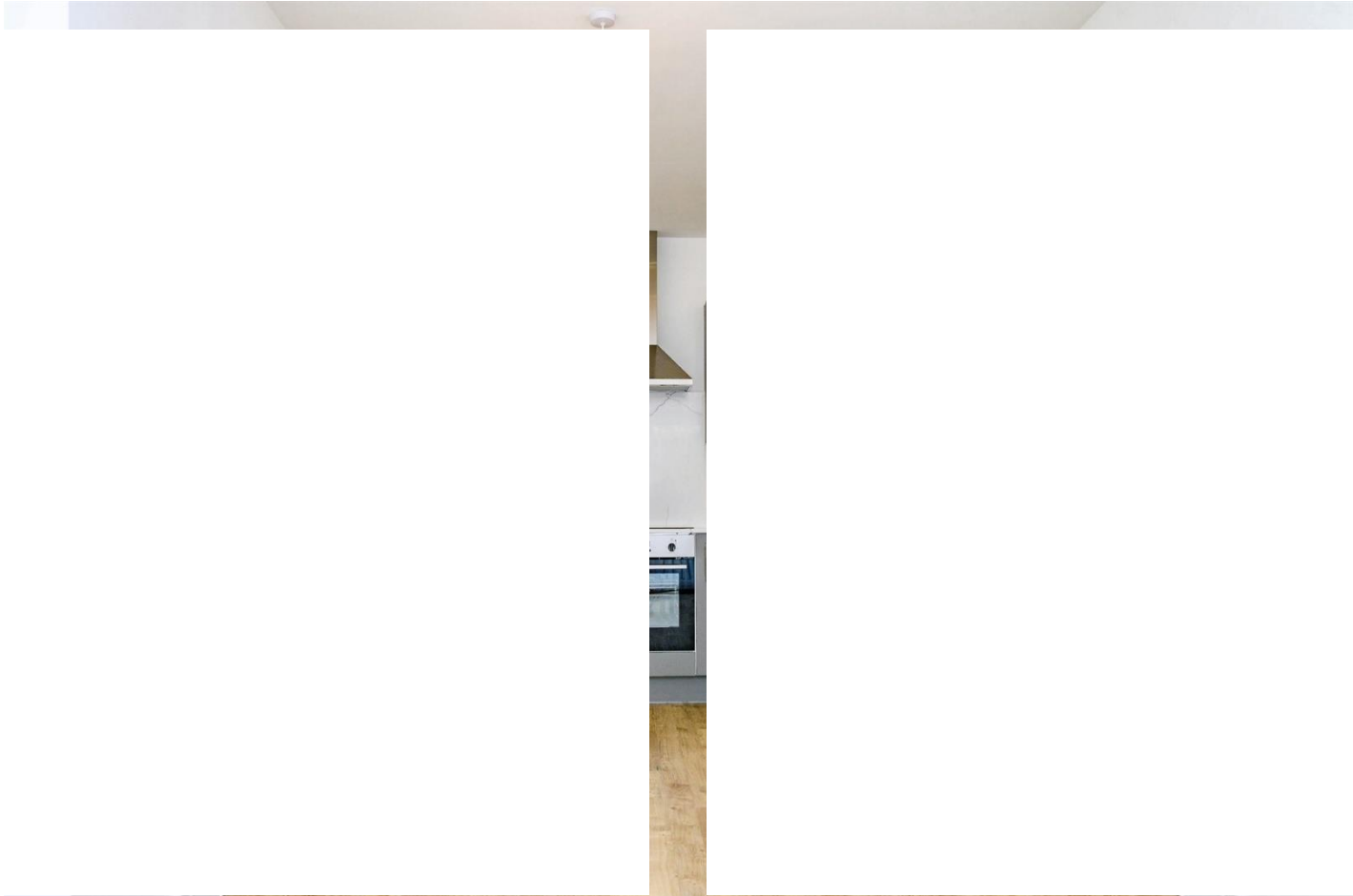
Leavesden Country Park in the neighbouring village of Abbots Langley is a popular leisure destination, with facilities including wildlife areas, walking and cycling trails, tennis courts, sports pitches and an outdoor gym.

Connections

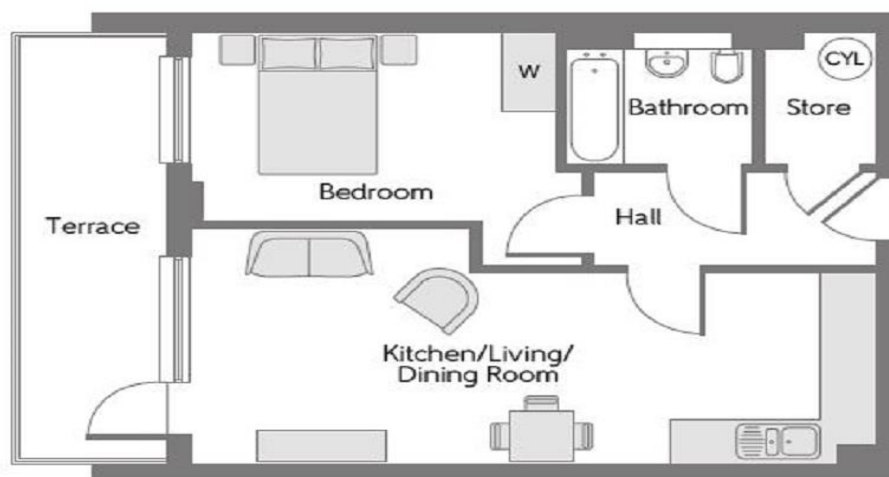
The nearest railway station is Kings Langley and from there trains run to Hemel Hempstead, Milton Keynes Central, Watford Junction and London Euston (journey time around 25 minutes), among other destinations.

Major roads within convenient travelling distance of the development include the M25, the A41 (for Watford and London to the south; Bicester, Warwick and Birmingham to the north), and the M1.

Bus services link Kings Langley with surrounding towns and villages. Heathrow and Luton airports are both around 20 minutes' away by car.







Millworks A – Plot 2

Kitchen/Living/Dining	7.96m x 3.45m	26'1" x 11'4"
Bedroom	4.24m x 2.78m	13'11" x 9'1"
Terrace	6.21m x 1.64m	20'4" x 5'5"
Total area	50.2 sq. m.	540 sq. ft.

To view this property please contact Connells on

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Property Ref: HEM312439 - 0005

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/HEM312439



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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.