



The Cloisters Church Lane, Kings Langley

£160,000

proffitt  
& holt





## Flat 11, The Cloisters

Church Lane, Kings Langley

A charming 1-bedroom ground floor apartment located in a peaceful village setting. Offering a comfortable and convenient living space with dual aspect windows, neat and tidy kitchen, large double bedroom and refitted bathroom with spacious walk-in shower.

The flat boasts easy access, within just a couple of minutes' walk of Kings Langley High Street, with a clean and well-maintained interior, and a quiet atmosphere. Residents benefit from allocated parking, as well as a communal living room.

Situated in a retirement-friendly area, this property is designed for easy living with no upper chain, offering a smooth transition for potential buyers. Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing.

Council Tax band: C

Dacorum Borough Council

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





## The Cloisters

Church Lane, Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively.

For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

- Residents parking
- Short walk from Kings Langley High Street
- Well-presented throughout
- Retirement property for the over 55s
- Refitted bathroom with large walk-in shower
- Dual aspect living/dining room





## General information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

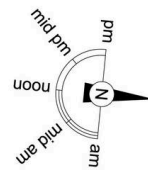
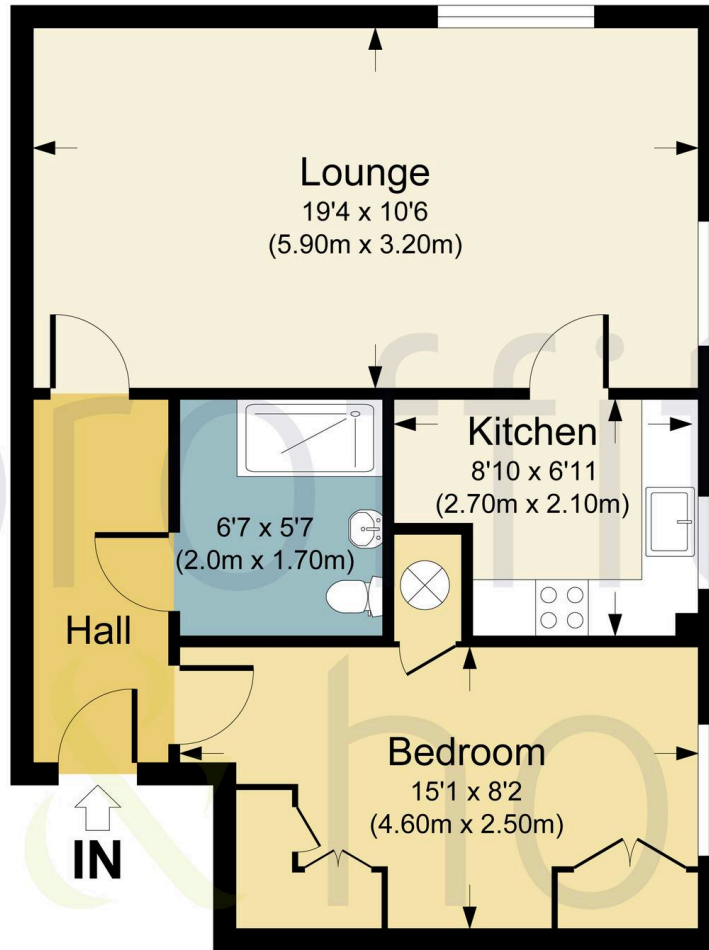
### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





THE CLOISTERS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45.0 SQ M.  
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## Proffitt & Holt

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