



The Cloisters, Church Lane, Kings Langley  
£175,000

proffitt  
& holt





## The Cloisters

Church Lane, Kings Langley

A chance to purchase a one bedroom upper ground floor warden-assisted retirement flat for the over 55's with lift access set within the popular Cloisters development within walking distance of Kings Langley Village.

This good sized property comprises an entrance hall, a double bedroom with built in cupboards, a bathroom, a spacious living/dining room and fitted kitchen with space for oven and hob.

There is a communal lounge in the block which is surrounded by maintained gardens plus has the benefit of off street parking.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## The Cloisters

Church Lane, Kings Langley

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

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

- No Upper Chain
- Over 55's Retirement Flat
- Sitting/Dining Room
- Ample Off-Street Parking
- Fitted Kitchen
- Close to Village High Street and Amenities
- One Double Bedroom
- Upper Ground Floor
- Lift Access





**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

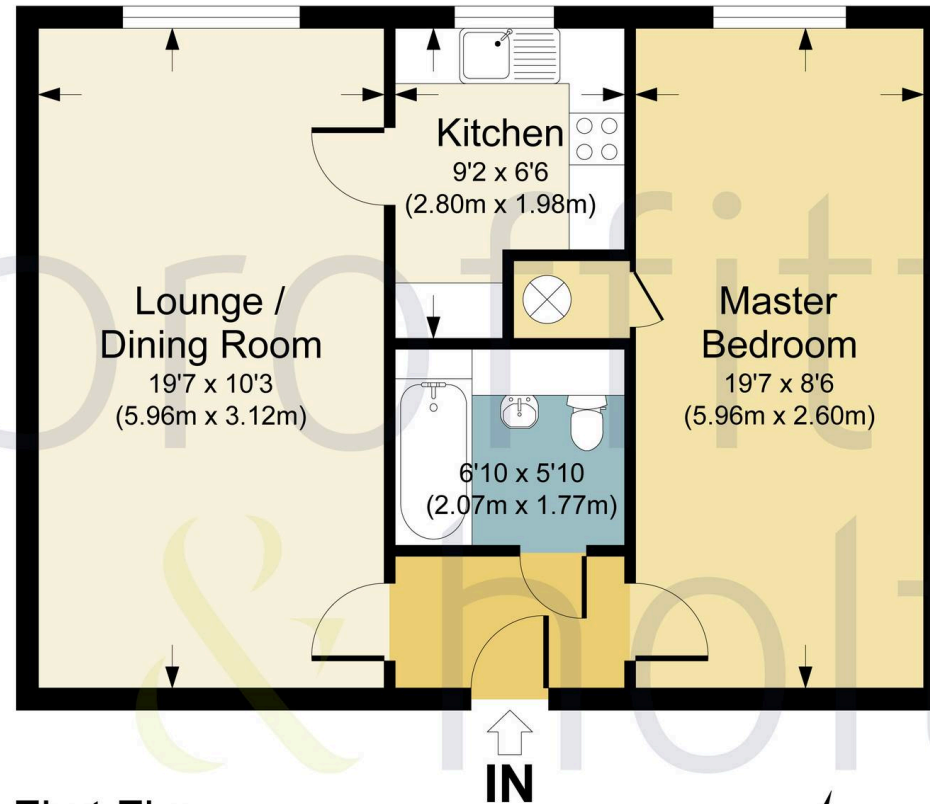
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

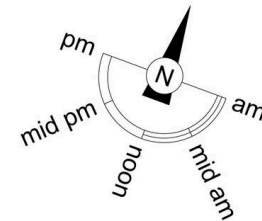
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor



## THE CLOISTERS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 512.57 SQ FT / 47.62 SQ M.

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