



# Lake View Railway Terrace, Kings Langley

In Excess of £255,000

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& holt





## Lake View, Railway Terrace

Kings Langley

A spacious 2 bedroom apartment in this popular development, within walking distance of Kings Langley train station. In need of modernisation, it offers plenty of potential and spacious accommodation throughout, making it an ideal prospect for first time buyers or investors.

The large and bright living/dining room offer wonderful views, whilst the 2 bedrooms are both good sizes and there are fitted wardrobes to the master bedroom.

Additional benefits include allocated parking for 1 car, as well as further visitors spaces. The property will also be sold with no upper chain.

***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, 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.





## Lake View, Railway Terrace

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 approximately a distance of one mile.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

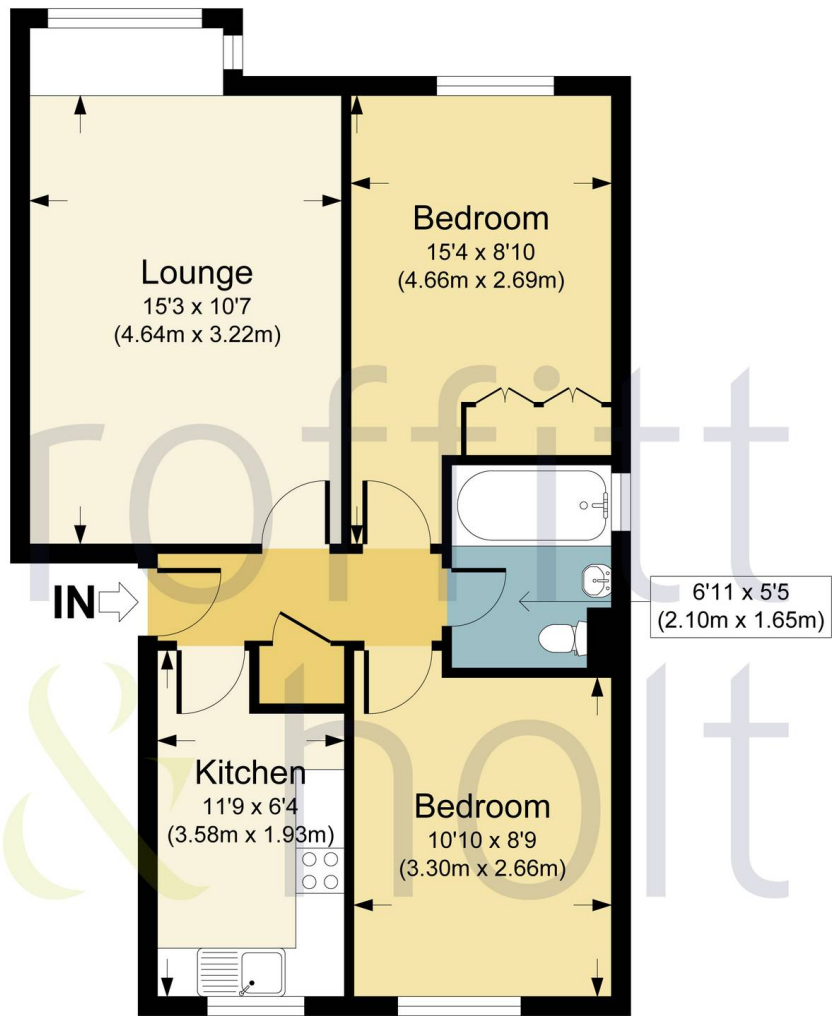
EPC Environmental Impact Rating: E



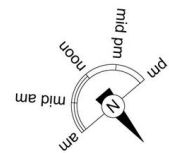
- 2 bedrooms
- Loft space
- Walking distance of Kings Langley train station
- Spacious accommodation
- NO UPPER CHAIN
- In need of modernisation
- Wonderful views







Second Floor



LAKEVIEW, WD4

APPROX. GROSS INTERNAL FLOOR AREA 551.65 SQ FT / 51.25 SQ M.  
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# Proffitt & Holt

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