



## Wharf Way, Hunton Bridge

In Excess of £270,000

proffitt  
& holt





## Wharf Way

Hunton Bridge, Kings Langley

Offered to the market with no upper chain is this immaculately presented and tastefully decorated ground floor apartment, situated in a wonderful spot on this popular modern development, with views over the Grand Union Canal.

The accommodation is thoughtfully laid out, with a welcoming entrance hall that leads in to a lovely and bright open-plan kitchen/living area, which is an ideal space for entertaining. The kitchen itself is fitted in a contemporary style, with a full range of integrated appliances, including a dishwasher and wine fridge, whilst also offering plenty of worktop and cupboard space.

Additionally, there are 2 double bedrooms, with the Master benefitting from an en-suite shower room and fitted wardrobes, as well as a separate family bathroom.

Externally, the communal gardens are particularly well kept and there is 1 allocated parking space, with further visitors spaces available.

The lease is in excess of 900 years, making this a sensible purchase for homeowners and investors alike.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B





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Hunton Bridge, Kings Langley

The property is located within a select residential development close to the River Gade. Hunton Bridge is close to the Abbots Langley and Kings Langley villages with their local High Street shops catering for most daily 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 approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston; and Junction 20 of the M25 is approximately a distance of two miles.

- 1 Allocated Parking Space in Car Park
- Ground Floor Apartment
- Modern Canalside Development
- En-suite Shower Room to Master Bedroom
- 2 Double Bedrooms
- Long Lease in Excess of 900 Years
- No Upper Chain
- Open Plan Living





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## **General Information**

### **Services**

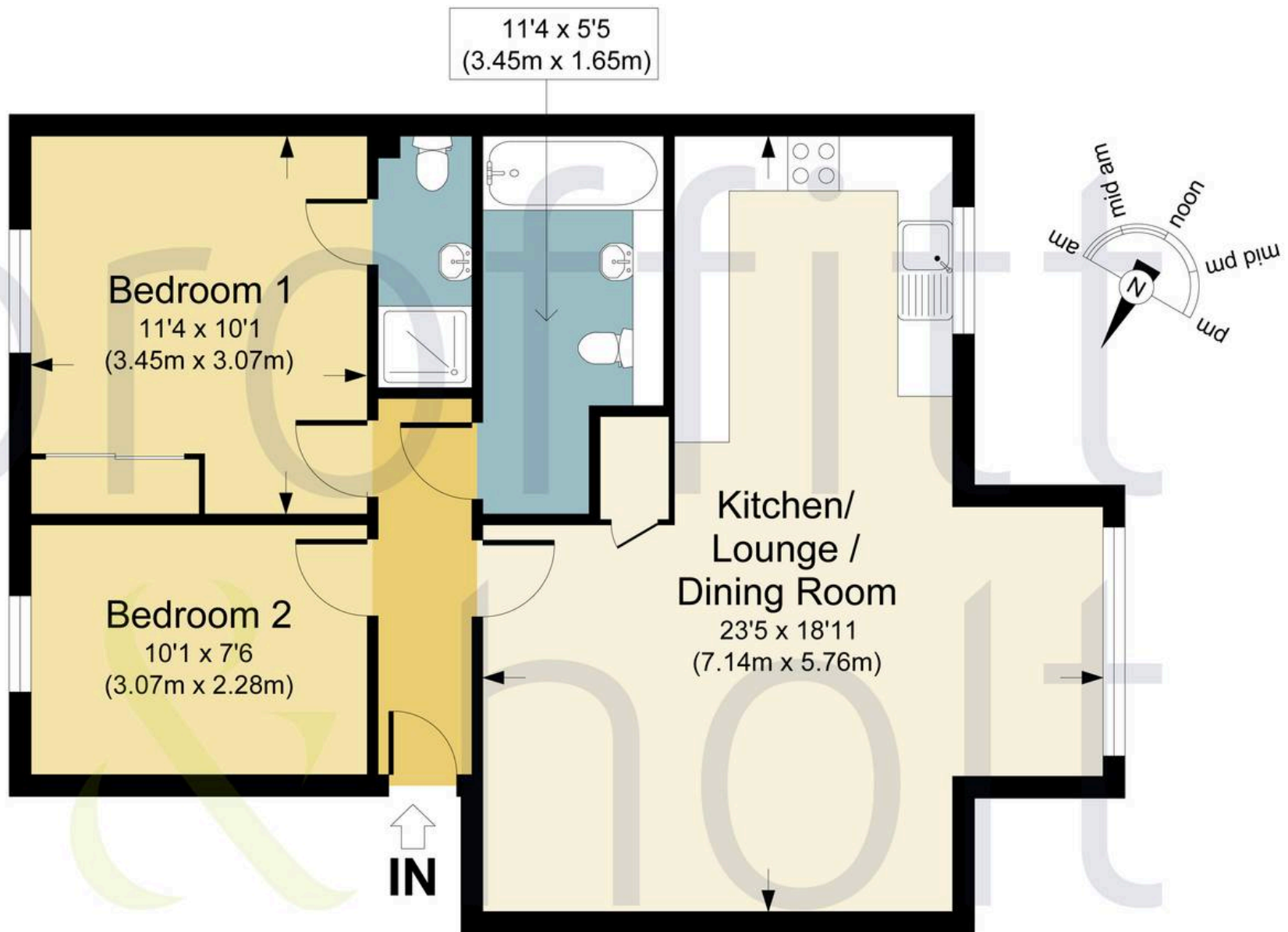
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







WHARF WAY, WD4

APPROX. GROSS INTERNAL FLOOR AREA 622.26 SQ FT / 57.81 SQ M.

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