



Wander Wharf, Kings Langley

In Excess of £260,000

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& holt





Wander Wharf

Kings Langley

A spacious two double bedroom apartment on this popular canal-side development, just a couple of minutes walk from Kings Langley Train Station, which offers a regular service to London Euston in less than 30 minutes.

This particular apartment offers spacious living areas and refitted kitchen, which has been fitted in a traditional shaker style with metro tiles and benefits from plenty of worktop and cupboard space, as well as a some integrated appliances. The bedrooms are both good sizes and neutrally decorated, whilst the family bathroom is spacious and fitted in a simple white suite with heated towel rail. There are multiple storage cupboards, making this a very functional and spacious apartment.

Additionally, there is direct door access from the living/dining room out to the communal gardens. The property also boasts allocated parking for two cars.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Wander Wharf

Kings Langley

Kings Langley village centre 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 mins) and Junction 20 of the M25 is approximately a distance of one mile.

- 2 Double Bedrooms
- Canalside Development
- Short Walk to Kings Langley Train Station
- Refitted Kitchen
- Reasonable Charges
- Ground Floor
- Direct Access out to Communal Gardens
- 2 Allocated Parking Spaces





For broadband and mobile speeds see:

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

General Information

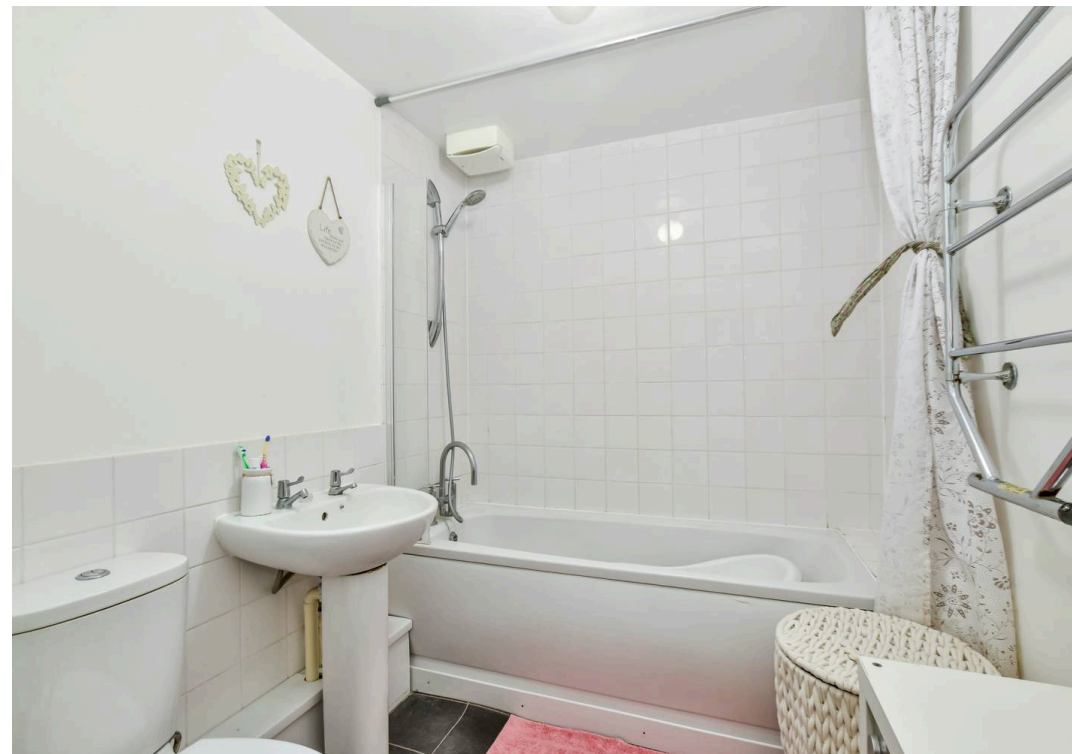
Services

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.

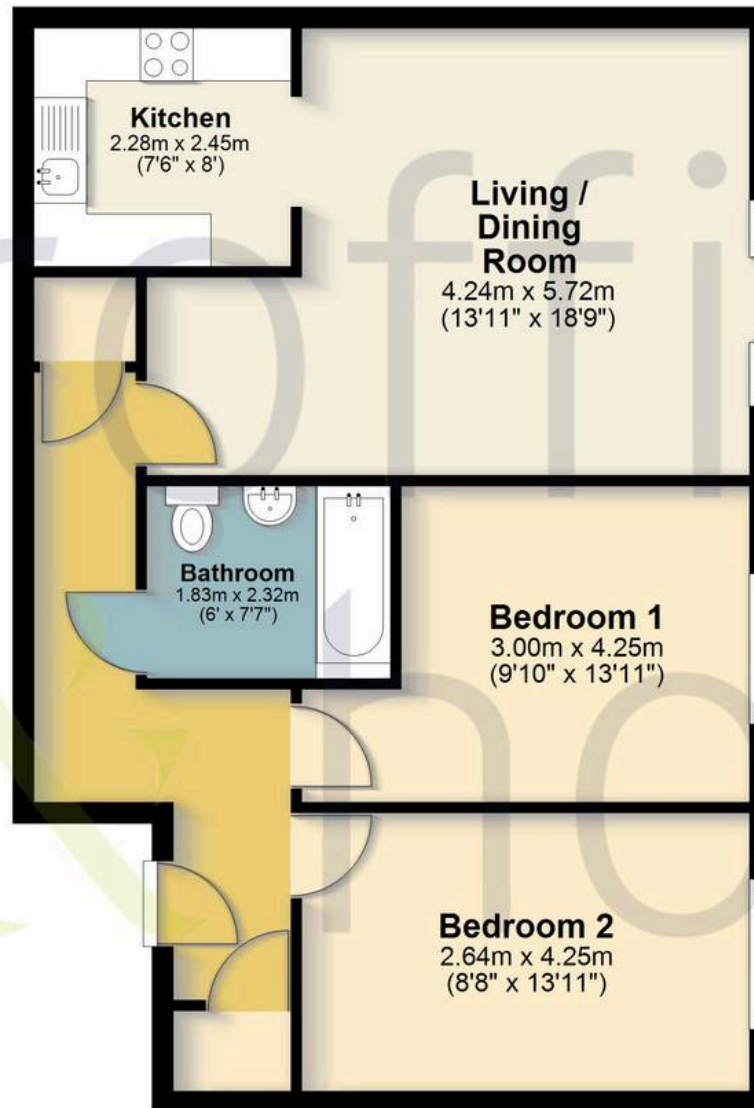






Ground Floor

Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





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