



Pinnacle House Home Park Mill Link, Kings Langley

In Excess of £205,000

proffitt
& holt





Pinnacle House

Home Park Mill Link, Kings Langley

Proffitt and Holt are pleased to offer to the market, this one bedroom ground floor apartment, located in the desirable and very modern Pinnacle House development in Kings Langley.

Located within a couple of minutes' walk of Kings Langley train station and High Street, it is ideal for commuters, whilst also being within a short drive of both M25 and M1 motorways.

The property boasts an open plan living/kitchen area with built in appliances, shower room and double bedroom with built in wardrobe.

Further benefits include allocated parking plus visitors parking. The property is being sold with the benefit of no upper chain.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.





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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.

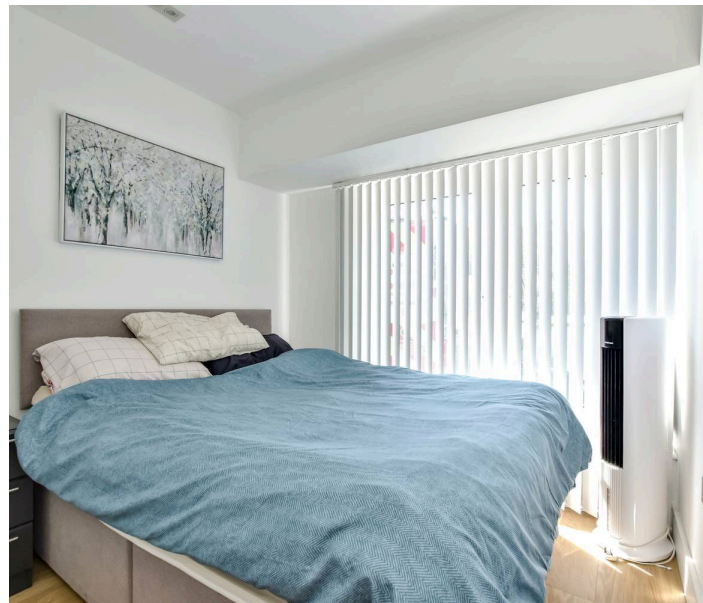
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- 1 Bedroom Ground Floor Apartment
- Walking distance to Kings Langley Station
- Allocated parking and visitors parking
- Modern integrated Kitchen with appliances
- No Upper Chain
- Close to shops and amenities





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.

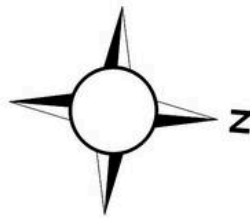
Fixtures and fittings

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

For broadband and mobile speeds see;

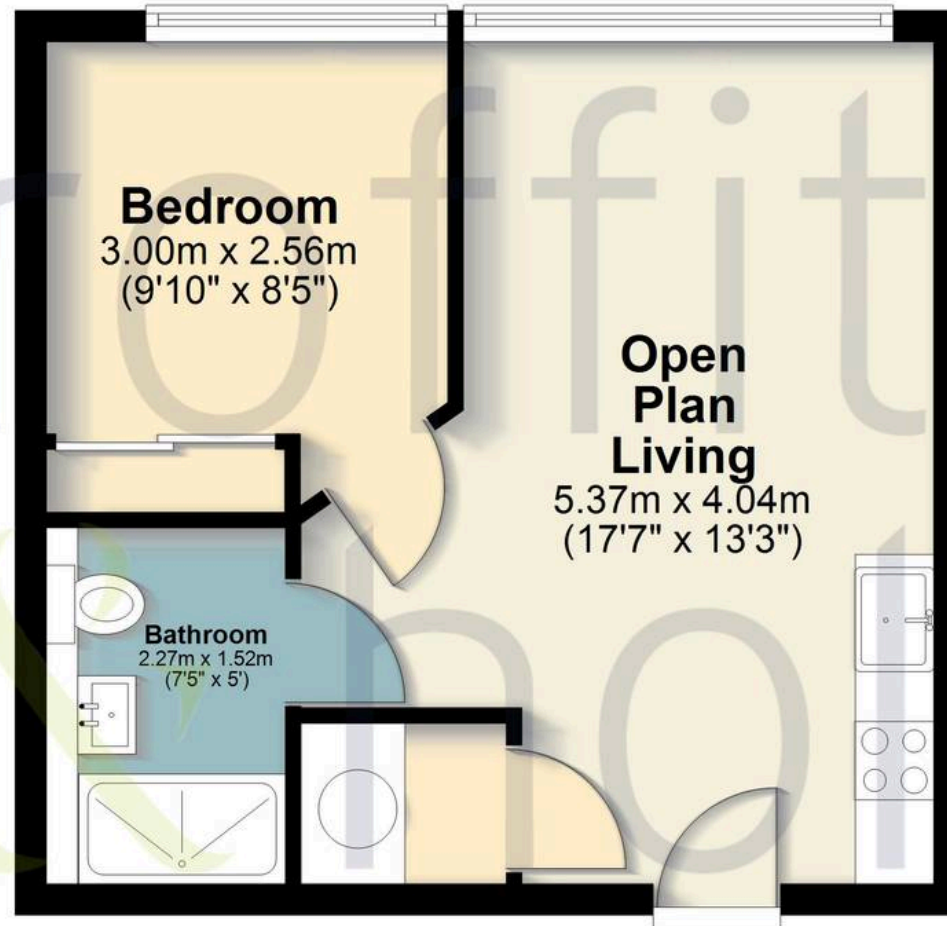
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





Ground Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 30.4 sq. metres (327.2 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 - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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