



Wharf Way, Hunton Bridge

In Excess of £400,000

proffitt
& holt





Wharf Way

Hunton Bridge, Kings Langley

Proffitt and Holt are delighted to offer to the market this spacious three double bedroom apartment. Situated over the second/third floor, this luxury duplex apartment is in the highly sought after Wharf Way development in Hunton Bridge. The property sits alongside the Grand Union Canal and also provides easy access to the M25/M1 and A41 as well as the mainline railway station at Kings Langley.

The internal accommodation comprises entrance hall, downstairs guest cloakroom/WC plus bike storage, Lounge area and open plan kitchen with built-in appliance and dining area. A double bedroom with en suite shower room/WC on this floor. Stairs lead up to spacious galleried landing on the third floor with access to two additional double bedrooms and a separate family bathroom.

Externally, the property boasts allocated parking for two cars and canalside views.

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

Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Wharf Way

Hunton Bridge, Kings Langley

Hunton Bridge is close to 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.

- Modern 3 Double Bedroom Duplex Apartment
- Two Allocated Parking Spaces
- Very Long Lease
- Canalside Views
- Close to Station
- Spacious Open Plan Living/Kitchen/Dining Space
- Lower Floor En-suite Shower Room/WC
- Upper Floor Family Bathroom
- Lower Floor Guest Cloakroom/WC
- Bike Storage





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/>







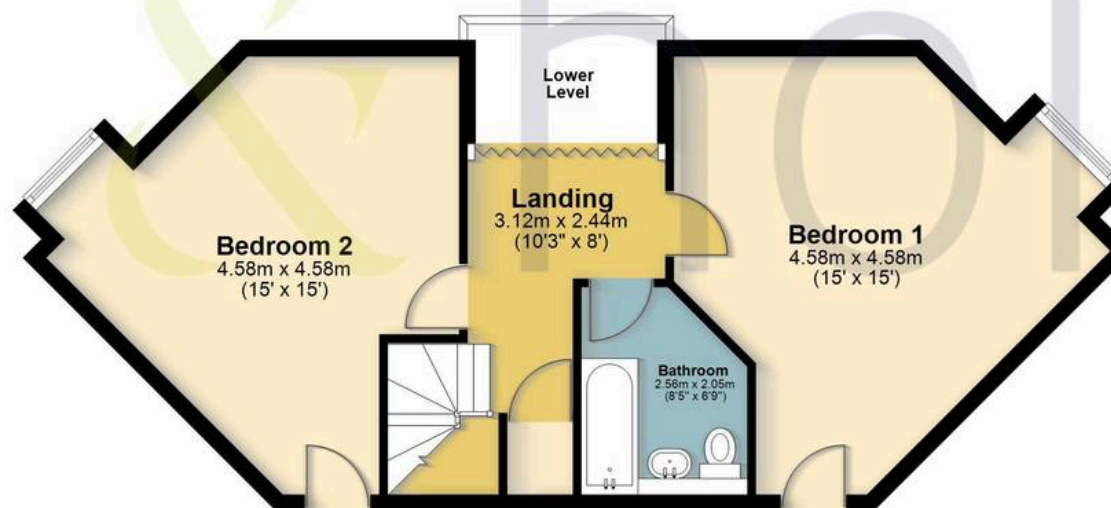
Second Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



Third Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 112.0 sq. metres (1205.6 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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