



Pinnacle House Home Park Mill Link, Kings Langley  
£215,000

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& holt







## Pinnacle House

Home Park Mill Link, Kings Langley

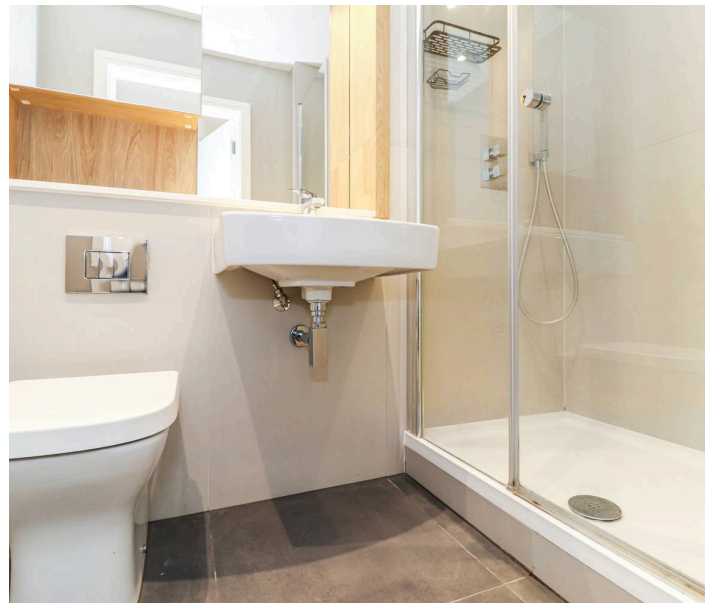
Sold with no upper chain is this modern 1-bedroom flat, situated on a canal-side development, conveniently located just a short walk from Kings Langley Train Station.

The contemporary interiors of this property are sure to impress, offering a stylish and comfortable open-plan kitchen and living space, 1 double bedroom and tasteful bathroom with large walk-in shower.

Additionally, there is allocated parking for 1 car within the secure gated car park (conveniently located right by the entrance).

The original 999-year lease offers peace of mind and long-term security, making this property ideal for first-time buyers, downsizers, or investors looking for a stylish and low-maintenance home.

Don't miss this opportunity to own a property in a sought-after location with easy access to transportation links and a modern living space. Viewing is highly recommended to appreciate all that this property has to offer. Contact us today to arrange a viewing.



## Pinnacle House

Pinnacle House, Home Park Mill Link,  
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 a distance of approximately one mile.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Canalside Developemnt
- Allocated Parking
- Short Walk To Kings Langley Train Station
- Contemporary Interiors
- No Upper Chain
- 999 Year Lease From New







*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

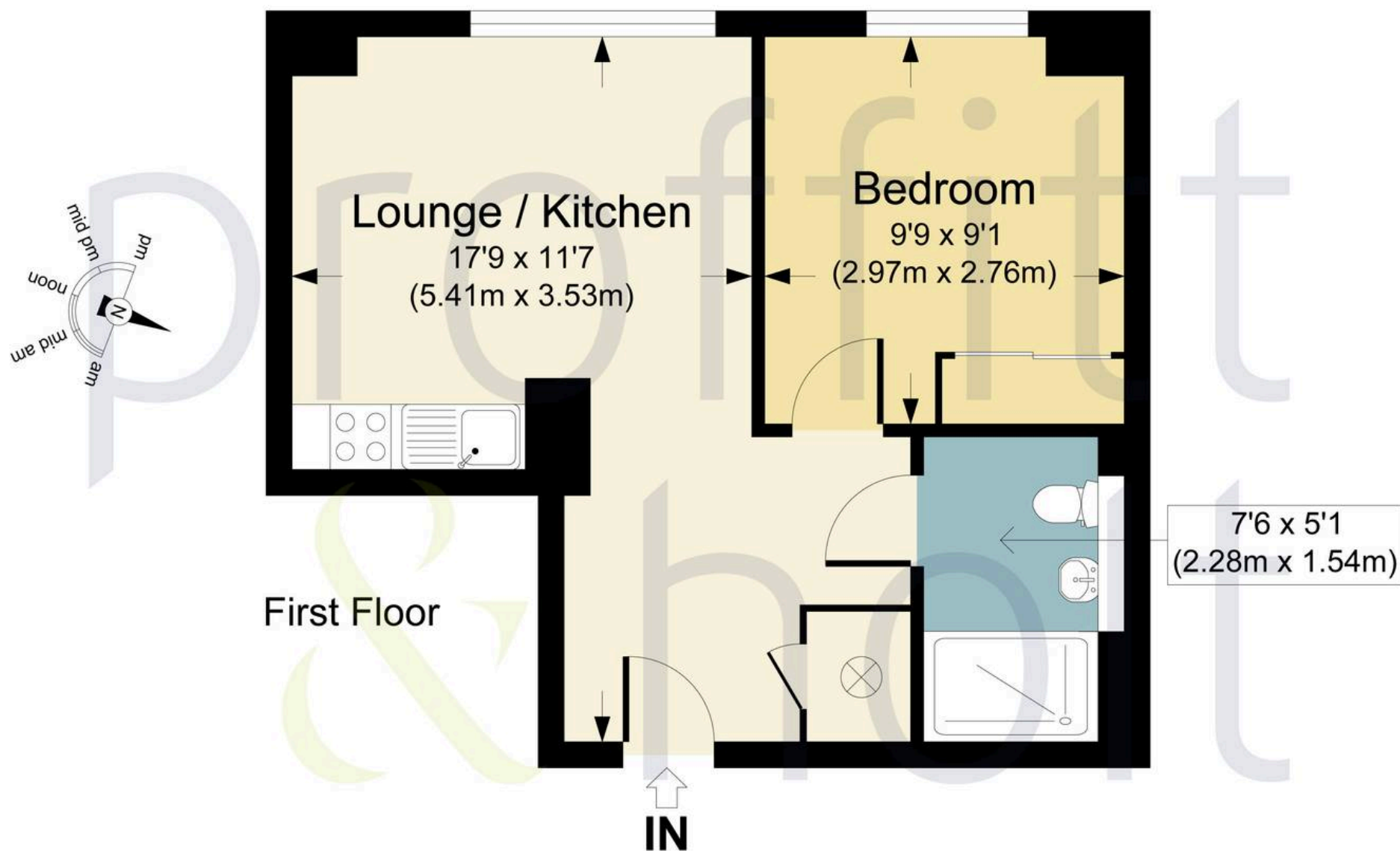
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







## PINNACLE HOUSE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 325.07 SQ FT / 30.20 SQ M.

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## Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

