



Pinnacle House, Home Park Mill Link, Kings Langley  
£225,000 – Leasehold

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& holt







## Pinnacle House, Home Park Mill Link,

Kings Langley

Being sold without the complications of an onward chain is this high-spec and spacious one/two bedroom apartment. Ideal for the commuter, it sits perfectly positioned within a couple of minutes' walk of Kings Langley mainline train station and High Street, whilst also being within a short drive of both M25 and M1 motorways.

The open-plan living accommodation is bright, spacious and well laid out, with a contemporary and stylish kitchen boasting a number of fitted appliances. The main bedroom is a generous sized double room with a range of integrated wardrobes. The potential second room sits semi-open to the living space and could be enclosed if desired. It currently suits an office space particularly well and has two storage cupboards.

Further benefits include allocated parking within the secure gated car park, lift access, long lease and plenty of storage within the apartment.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## 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.

- No upper chain
- 1/2 beds
- Allocated parking in secure gated car park
- Perfect for the commuter
- Kings Langley train station within 2 minutes' walk
- Long lease
- Modern development
- Open plan living accommodation
- High specification fittings
- First floor with lift access





***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**

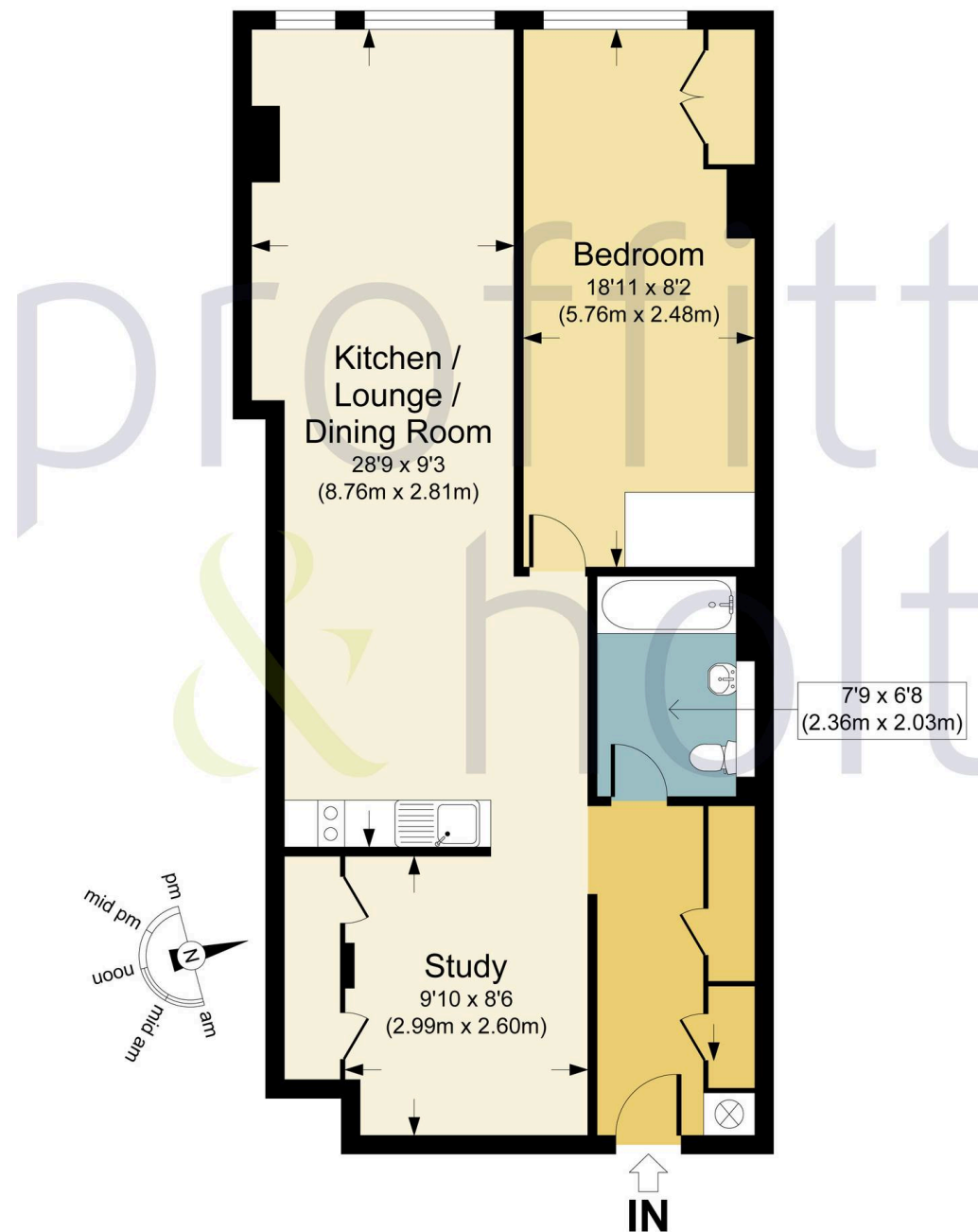
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











PINNACLE HOUSE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 652.61 SQ FT / 60.63 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/)

