



Clements estate agents



**The Maltings, Kings Langley, WD4 8QL**  
**Asking Price £230,000**

Clements are delighted to market this CHAIN FREE one double bedroom ground floor flat in Hunton Bridge on the border of Abbots Langley. This CHARACTER property is bright and spacious and features a beautiful bay fronted living room and large double bedroom both with Parque flooring, good sized kitchen and bathroom with ample storage and a garage En-bloc. VIEWING STRONGLY RECOMMENDED.

### Communal Entrance

Door into communal hallway, (property is first on the left)

### Entrance



Door into:

### Living Room 15'10 x 11'04 (4.83m x 3.45m)



Double glazed bay window to front aspect, Parque flooring, door to inner hallway and kitchen.

### Kitchen 11'06 x 7'03 (3.51m x 2.21m)



Matching range of wall and base cupboard units with work surfaces over, stainless steel sink unit, splash back tiling, eye level oven unit, 5 ring gas hob with extractor over, built in fridge/freezer, space for washing machine, spotlights to ceiling, wood laminate flooring, double glazed window to rear aspect.

### Inner Hallway

Door to bathroom, bedroom, living room and two storage cupboards, Parque flooring.

### Bedroom 10'00 x 12'09 (3.05m x 3.89m)



Double glazed window to front aspect, Parque flooring.

### **Bathroom 6'01 x 6'02 (1.85m x 1.88m)**



Bath with corner taps and electric shower over, pedestal wash hand basin, LLWC, heated towel rail, part tiled walls, spotlights to ceiling, wood laminate flooring.

### **Communal Gardens**

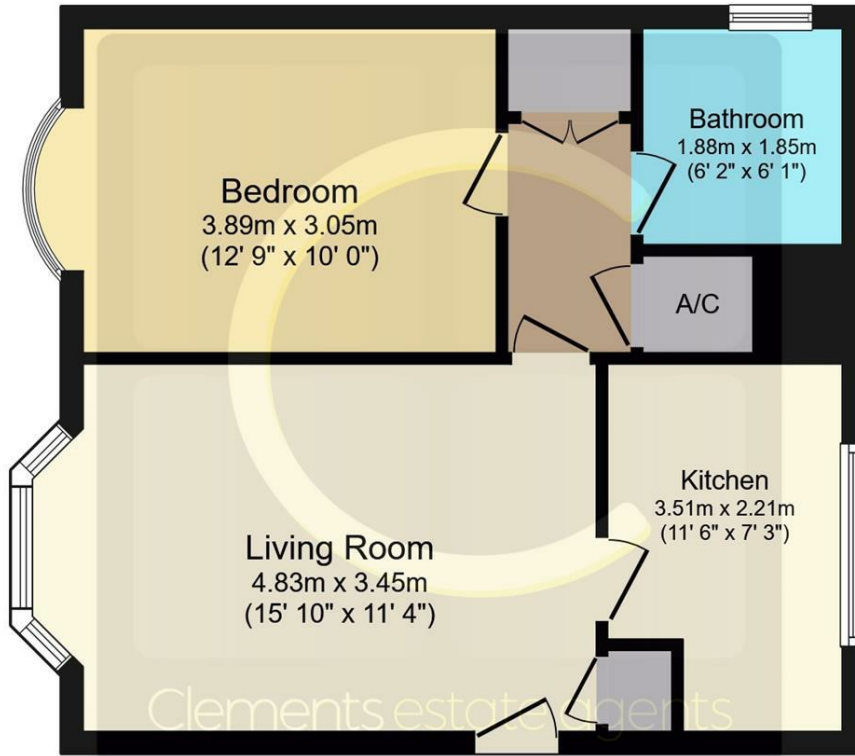


### **Garage**



Single garage with up and over door located on the right hand side of the block.

# Floor Plan

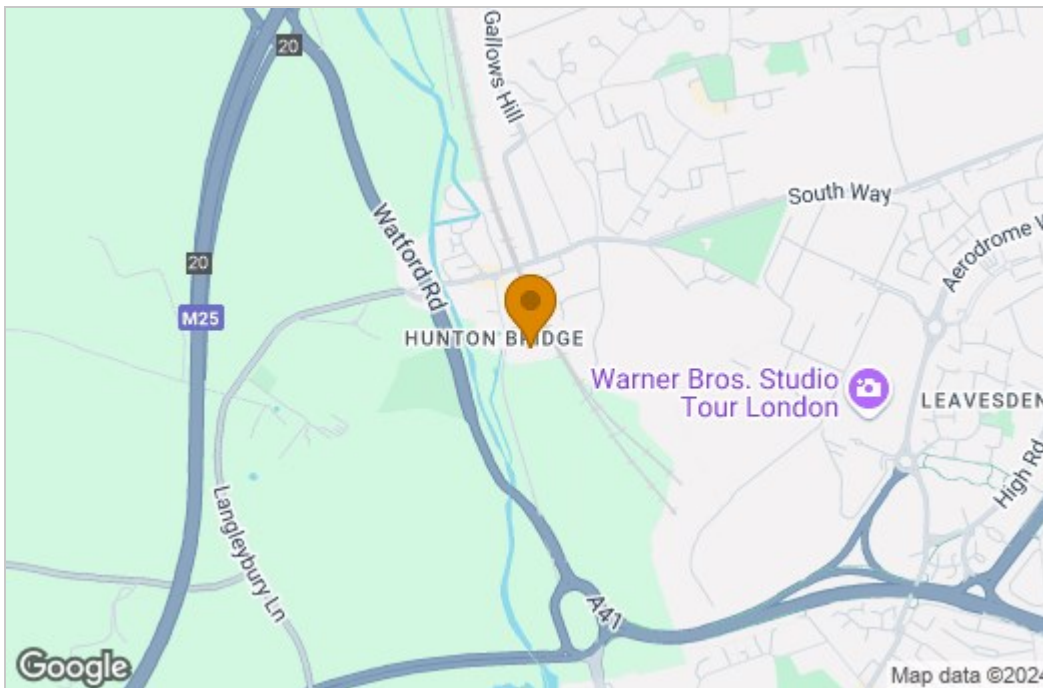


## Floor Plan

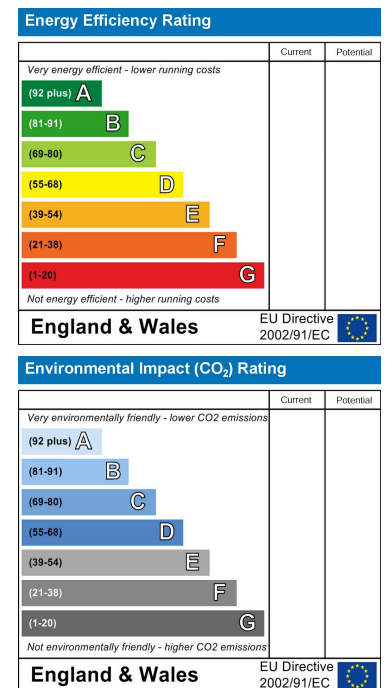
Total floor area 48.5 sq.m. (522 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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