



Wharf Way, Hunton Bridge, Kings Langley, WD4 8FN

welcome to

Wharf Way, Hunton Bridge Kings Langley

A bright and spacious, freshly decorated, modern, two-bedroom ground floor apartment located in a lovely canal side development in Hunton Bridge, Kings Langley. Featuring, 2 good sized double bedrooms, a fitted kitchen/reception room, allocated parking, communal gardens, and offered chain free.



**Entrance Hall**

13' 8" x 4' 6" (4.17m x 1.37m)

Kitchen/Lounge

21' 3" x 15' 10" to max (6.48m x 4.83m to max)

Bedroom 1

12' 1" x 10' 3" (3.68m x 3.12m)

Bedroom 2

10' 4" x 7' 7" (3.15m x 2.31m)

Bathroom

7' 10" x 6' (2.39m x 1.83m)

Total Floor Area (from the EPC)

81 Square Metres

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Wharf Way, Hunton Bridge Kings Langley

- Ground Floor Flat
- 2 Bedrooms
- Allocated Parking
- Chain Free
- Charming Interior

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1770.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

108 Years Left on The Lease
Annual Ground Rent- £200.00
Annual Service Charge- £1,770.00

£295,000



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Property Ref:
WAF104222 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



brownandmerry.co.uk

Please note the marker reflects the
postcode not the actual property