

**20 The Cloisters, Church Lane
Kings Langley
WD4 8JT**

David
Doyle
Sales and Lettings

Offers in Excess of £120,000 Leasehold



A spacious first floor, over 55`'s warden assisted apartment conveniently located within a short walk of Kings Langley High Street and close to excellent amenities and road links. The apartment offers a spacious sitting room, fitted kitchen, large double bedroom and recently refitted bathroom. The development also benefits from a secure entry phone system, a communal lounge, attractive gardens, a lift, and resident`s parking. NO UPPER CHAIN

Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquillity of a traditional Hertfordshire village. Kings Langley is ideal for travel links by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

One Double Bedroom Retirement Apartment

Over 55`s

Sought After Kings Langley Situation

Refitted Bathroom

Large Living Area

Fitted Kitchen

Communal Grounds & Lounge

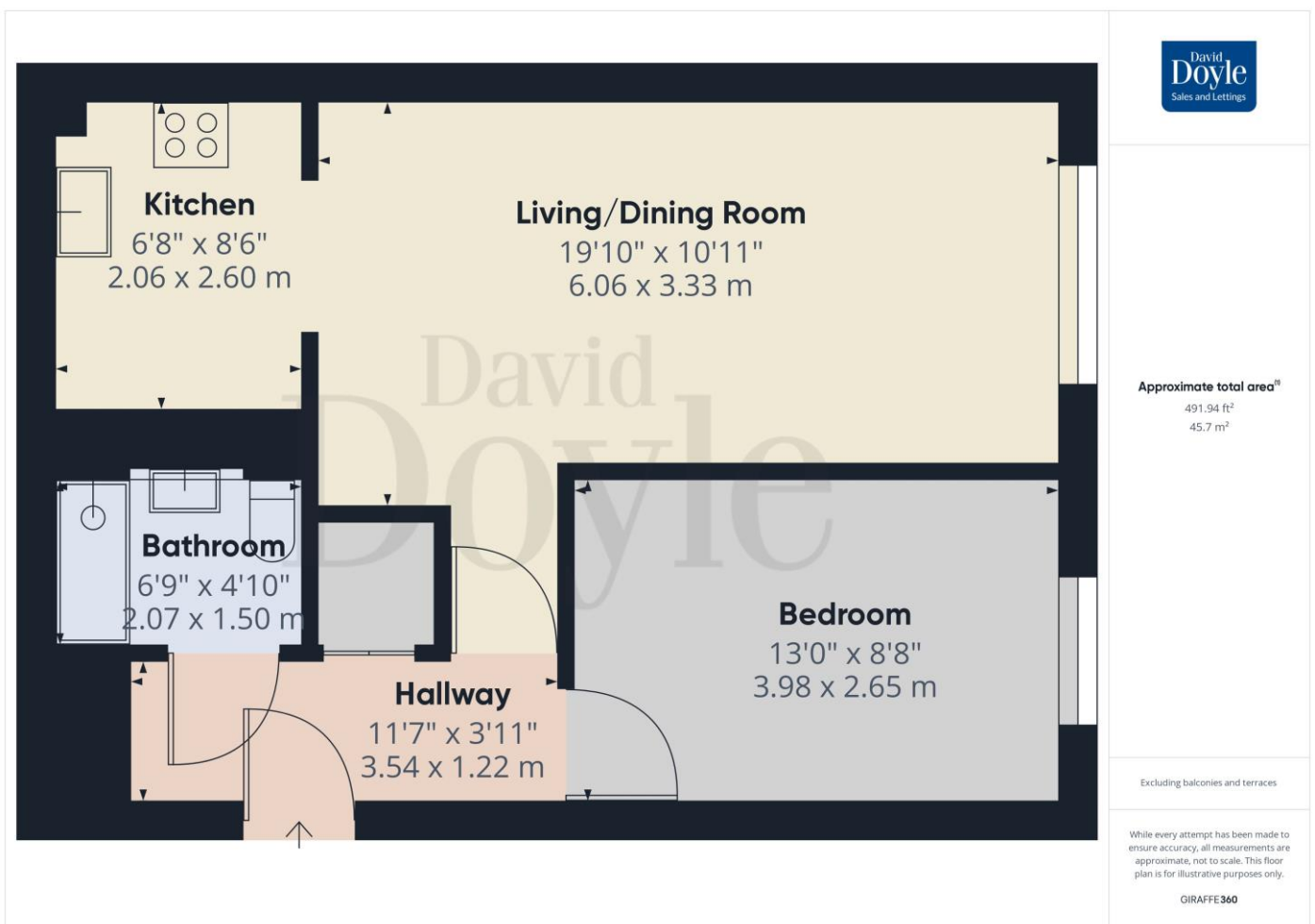
Lift To Building

NO UPPER CHAIN

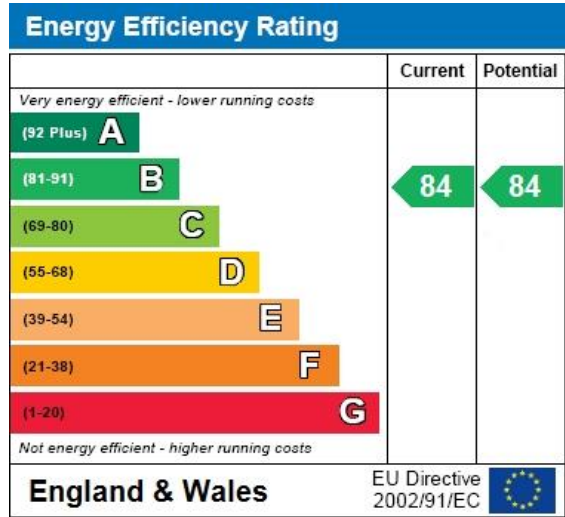
Viewing Advised

Council Tax Band C

Tenure -Leasehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

20 Church Lane, Kings Langley, Hertfordshire, WD4 8JT

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1989
Council Tax Band	C
This year council tax charge	1616
Tenure	Leasehold
Remaining Lease Length	62
Ground Rent	0
Next ground rent review date	0
Service charge this year	2905
Name of management company	Longhurst
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Storage heaters
How is your broadband supplied	Fibre
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? Yes

If yes please give details of the adaptations Lift

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

