



Wharf Way Kings Langley, WD4 8FL Guide price £250,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Two Bedroom modern apartment in the popular Wharf Way development with canal side views. Situated within walking distance of Kings Langley Train Station, it's conveniently located on the ground floor, offering easy access out to the communal gardens and allocated parking.

The accommodation consist of a spacious open-plan kitchen/living area, two double bedrooms (one with fitted wardrobes and en-suite) and family bathroom, all accessed from the welcoming entrance hall. The long lease makes this a great investment for buy-to-let investors or first time buyers alike.

- Immediate exchange of contracts available
- Being sold via Secure Sale
- Allocated Parking
- Ground Floor
- Two Bedroom Apartment
- Ideal For First Time Buyers Or Investors
- EPC C
- Tax Band D



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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