

Tel: 01923 677755  
Fax: 01923 680729  
[www.claytons.co.uk](http://www.claytons.co.uk)



**PINNACLE HOUSE, KINGS LANGLEY – OIEO £180,000**  
**1 Bedroom First Floor Flat**





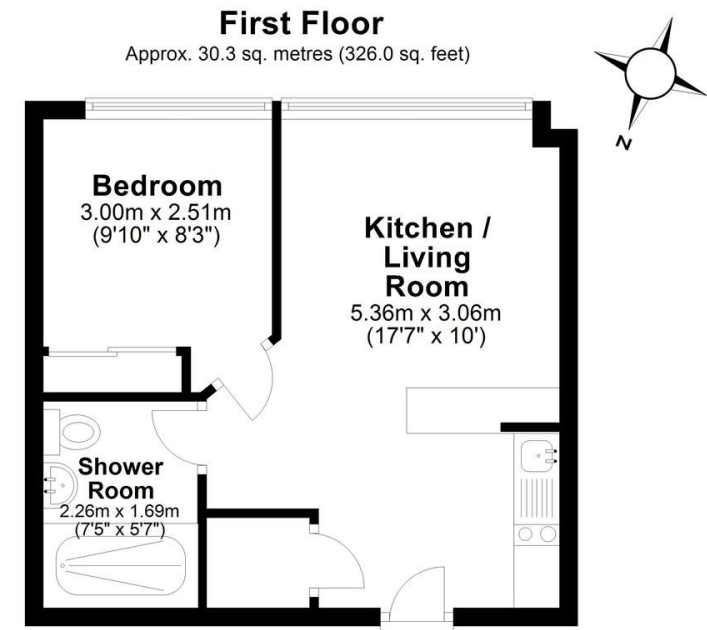
Beautiful first floor flat in a converted office building, walking distance to Kings Langley Station and benefitting views over fields and an allocated off street parking space.

The property contains; stylish open plan living room / kitchen, modern shower room and double bedroom with built in wardrobe.

The property also benefits from lift access and an allocated parking space in a gated car park.

- 1 bed first floor flat
- Double bedroom with built in wardrobe
- Views over fields
- Stylish open plan kitchen / living room
- Walking distance to Kings Langley Station
- Allocated off street parking space
- Lift access
- Long Lease
- Lease Expiry Date - 5/6/3018
- Service Charge - £1,351.02 PA
- Service Charge Review Period - Jan 2023
- Ground Rent - £225 PA
- Ground Rent Review Period - June 2040
- Council Tax Band – B (Three Rivers)

Due to its brilliant location; this first floor flat is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.





 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

#### **FREE VALUATIONS & MARKETING ADVICE**

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

**See all our properties at [www.claytons.co.uk](http://www.claytons.co.uk)**

