Connells

Saddlers Walk
Kings Langley

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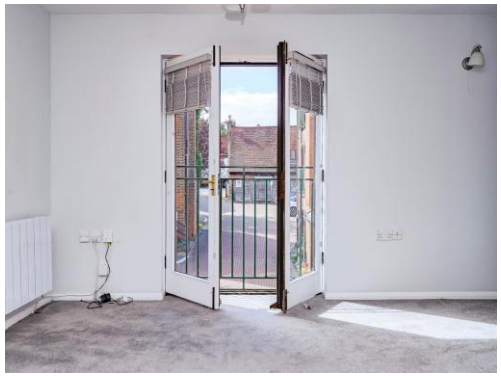
Kings Langley WD4 8DL

for sale
£169,995



Property Description

OFFERED WITH NO UPPER CHAIN! Located in the heart of the sought-after village of Kings Langley, this well-presented first floor one-bedroom retirement apartment for the over 55s offers comfortable and convenient living within walking distance of an excellent range of shops, bars, restaurants, and local amenities. The property is ideal for those looking to enjoy independent living in a central village location.

The accommodation comprises a spacious lounge/diner with a Juliet balcony, creating a bright and airy living space, alongside a fitted kitchen, a generous double bedroom, and a well-appointed bathroom. The apartment is designed with practicality and comfort in mind, providing easy-to-maintain accommodation throughout.

Further benefits include residents' parking, well-kept communal areas, and a welcoming community atmosphere. Conveniently positioned close to public transport links and all that Kings Langley has to offer, this fantastic retirement home must be viewed to be fully appreciated. Call now to arrange a viewing!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The terms of the lease are 99 years from 25 March 1988 which means there are currently 61 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Entrance Hall

Electric heater and cupboard with water tank.

Lounge

Spacious and bright living area featuring an electric heater, double glazed window, and double glazed French doors opening onto a Juliet balcony, allowing plenty of natural light and providing an attractive outlook.

Kitchen

Fitted with a range of wall and base cupboards providing ample storage, complemented by work surfaces. Two double glazed windows allow for plenty of natural light. Integrated oven with electric hob, space and plumbing for a washing machine, and space for a fridge/freezer.

Bedroom 1

Double glazed window, fitted wardrobes and

electric heater.

Bathroom

Two double glazed windows, fully enclosed shower cubicle, low-level W/C, wash hand basin, and heated towel rail. Part tiled walls complement the space, creating a practical and well-presented bathroom.

Communal Gardens

Residents Parking

Total floor area 44.0 m² (473 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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45 Marlowes
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EPC Rating: D

Council Tax Band: C

Service Charge: 3228.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312954

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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