



The Cloisters, Church Lane, Kings Langley  
£150,000

proffitt  
& holt





## The Cloisters, Kings Langley

### EXTENDED LEASE

An unusually large, second floor, one bedroom warden-assisted Over 55's retirement apartment benefiting from a recently extended lease, a residents' social lounge and a convenient lift to all floors.

The apartment comprises an entrance hall, a bright and spacious sitting/dining room, a larger than average fitted kitchen, one double bedroom with built-in wardrobes and a stylish shower room.

Outside, there are communal gardens and ample parking.





## The Cloisters

### Kings Langley

Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively.

For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

- EXTENDED LEASE
- Ample parking
- Second floor over 55's retirement flat
- shower room
- Fitted kitchen/diner
- Lift access
- Skylights throughout with views
- No upper chain
- Bright and spacious living room
- Walking distance to Kings Langley Village High Street





## General Information

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

## Services

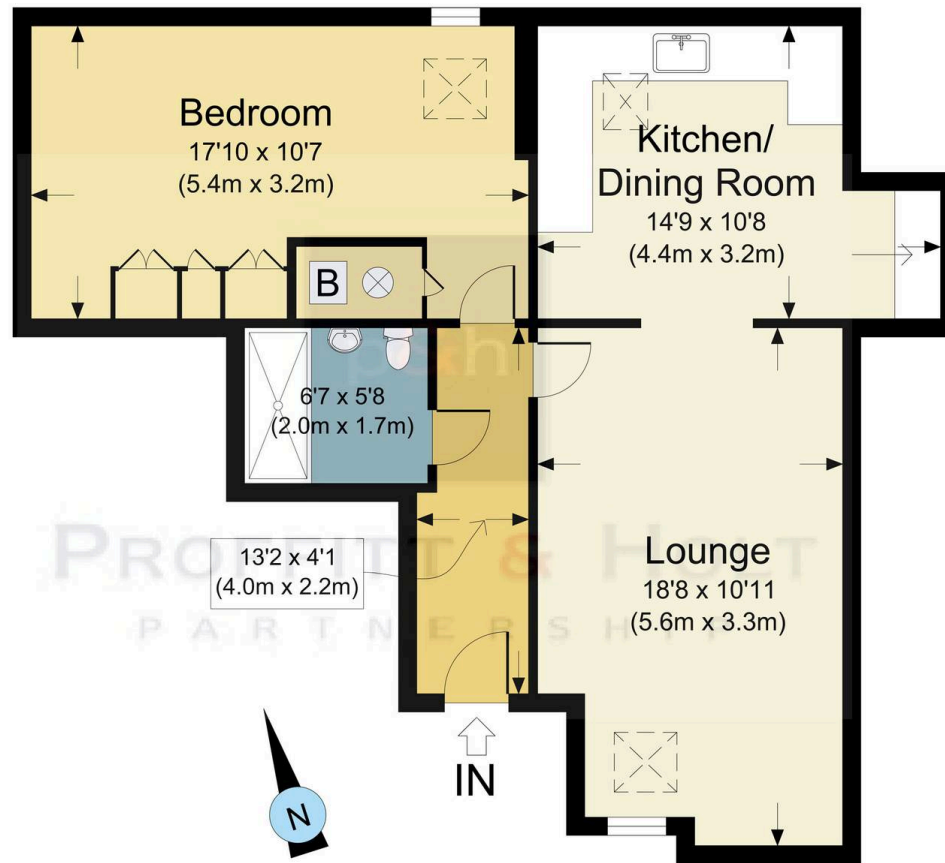
Mains, electricity, water and drainage are understood to be available to the property. Telephone is subject to the telephone installer's transfer regulations.

**For broadband and mobile speeds see:**  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





**THE CLOISTERS, WD4 8JT**

**APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M.**

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# Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [stlangles@proffitt-holt.co.uk](mailto:stlangles@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

