

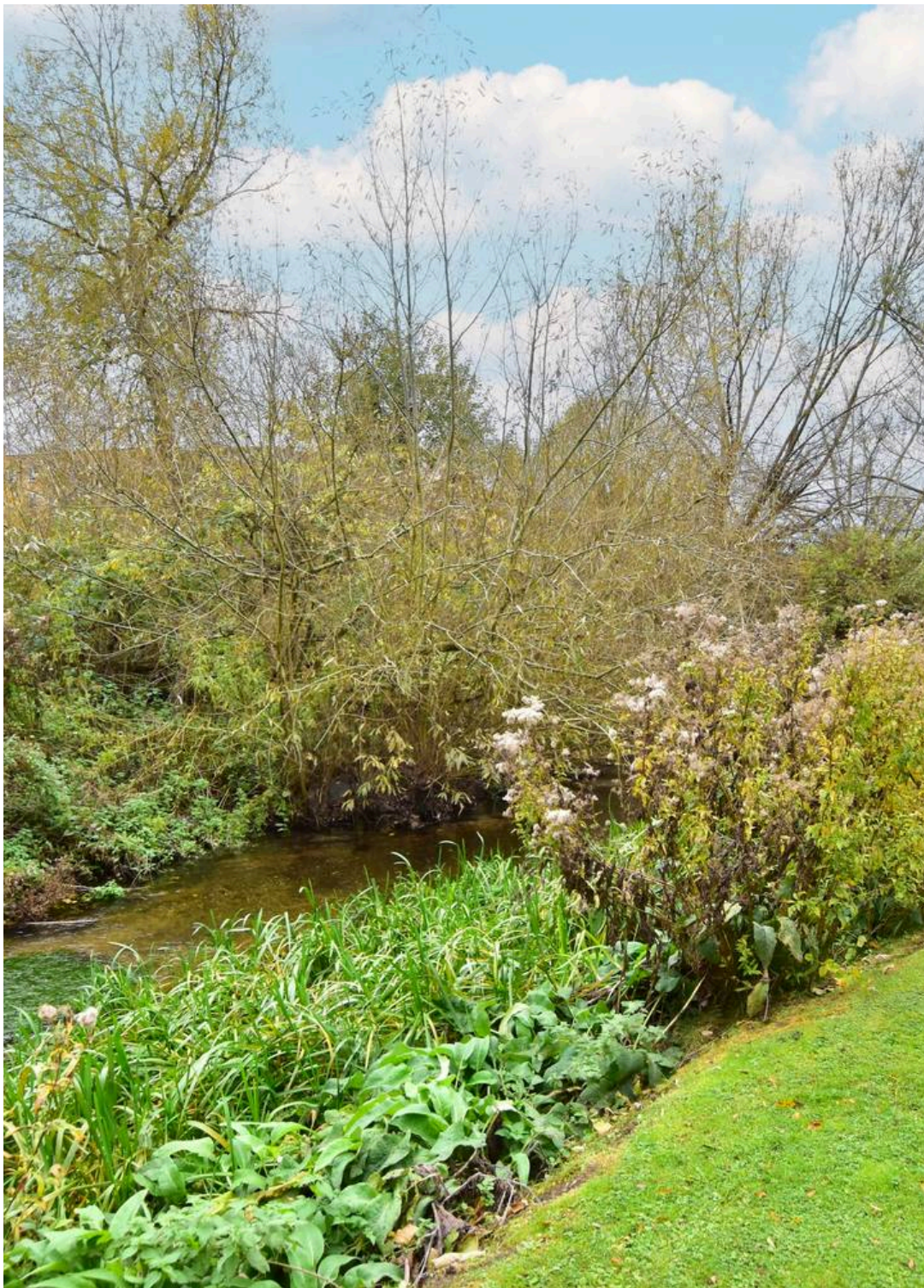


Riverside Close, Kings Langley

Guide Price £280,000

proffitt  
& holt





## Riverside Close

### Kings Langley

Proffitt and Holt are delighted to offer to the market this well presented and rarely available two bedroom, second floor apartment in Riverside Close which is within walking distance to both Kings Langley station and the village High Street with all its local amenities. The property enjoys communal gardens and low charges (enquire for details) as well as a long lease and generous room sizes.

Internally, the property comprises entrance hall, living/dining room, kitchen, two well proportioned bedrooms and a family bathroom.

Externally, there is ample residents parking available and picturesque communal gardens for the residents to enjoy.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.

- Two Bedrooms
- Second Floor Apartment
- Central Kings Langley
- Walking Distance to Station
- Walking Distance to Kings Langley High Street
- Well Presented
- Communal Gardens
- Affordable Charges





## Riverside Close

### Kings Langley

Kings Langley village centre 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.

The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.

For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Birmingham. Junction 20 of the M25 is approximately a distance of one mile and provides access to the general motorway network and airports.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

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

### **Fixtures and Fittings**

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







## Second Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



Total area: approx. 54.7 sq. metres (589.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





# Proffitt & Holt

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