

Connells

Lake View
Railway Terrace KINGS LANGLEY

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Railway Terrace KINGS LANGLEY WD4 8JF

for sale offers over
£250,000







Property Description

A well-presented two-bedroom second-floor apartment situated within the highly sought-after Lake View development in Kings Langley. This attractive home offers two generous bedrooms, a bright and spacious living room with a charming window seating area and attractive lake views, a modern fitted kitchen, and a well-appointed family bathroom. The property also benefits from a large allocated parking space and visitor parking.

A major advantage is the extended 999-year lease, providing excellent long-term security and peace of mind.

Ideally located for families and commuters alike, the apartment is within walking distance of a children's play park, highly regarded local schools, and Kings Langley High Street with its range of shops, cafés, restaurants, and amenities. Excellent transport links include Kings Langley Station (approximately 0.9 miles away, with services to London Euston in around 20 minutes), as well as easy access to the A41 and M25.

Combining comfortable living, attractive views, excellent transport connections, and a highly desirable location, this property is ideal for first-time buyers, downsizers, landlords, and investors.

Early viewing is highly recommended.

Entrance Hall

Front door.

Lounge

17' 9" x 10' 6" (5.41m x 3.20m)
Window, radiator.

Kitchen

11' 10" x 6' 4" (3.61m x 1.93m)
Fitted kitchen with wall and base units, sink with drainer, cooker point, window.

Bedroom 1

13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom 2

10' 8" x 8' 8" (3.25m x 2.64m)

Bathroom

Bath, window, wash hand basin, WC, extractor fan.

Outside

Communal Grounds

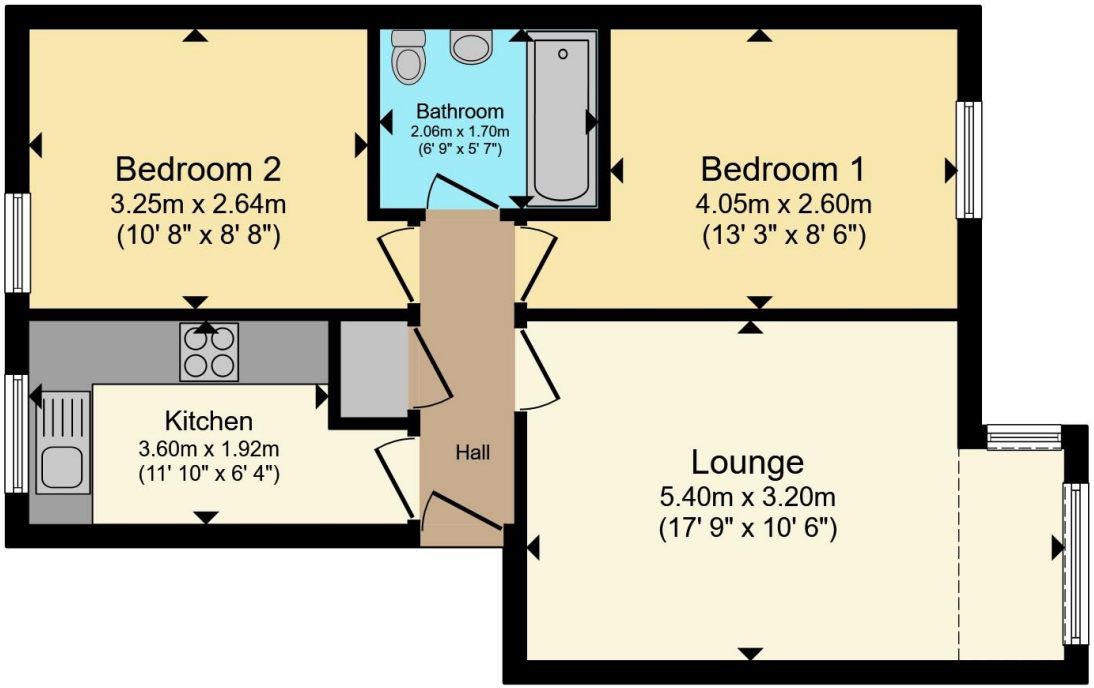
Residents Parking

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.







Second Floor





Total floor area 47.8 m² (514 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103580

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.