



Lake View Railway Terrace, Kings Langley  
£250,000

proffitt  
& holt





## Lake View Railway Terrace

Kings Langley

NO UPPER CHAIN. A first floor flat with two double bedrooms, situated in this ever popular block within walking distance to Kings Langley Station. The property features entrance hall with entry phone system, two double bedrooms, separate lounge, kitchen and main bathroom. Outside there are communal gardens and an allocated parking space.





## Lake View Railway Terrace

### Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upper Chain
- 2 Double Bedrooms
- Allocated Parking
- Long Lease
- Refitted Kitchen And Bathroom
- First Floor





## General Information

### Services

For broadband and mobile speeds see:

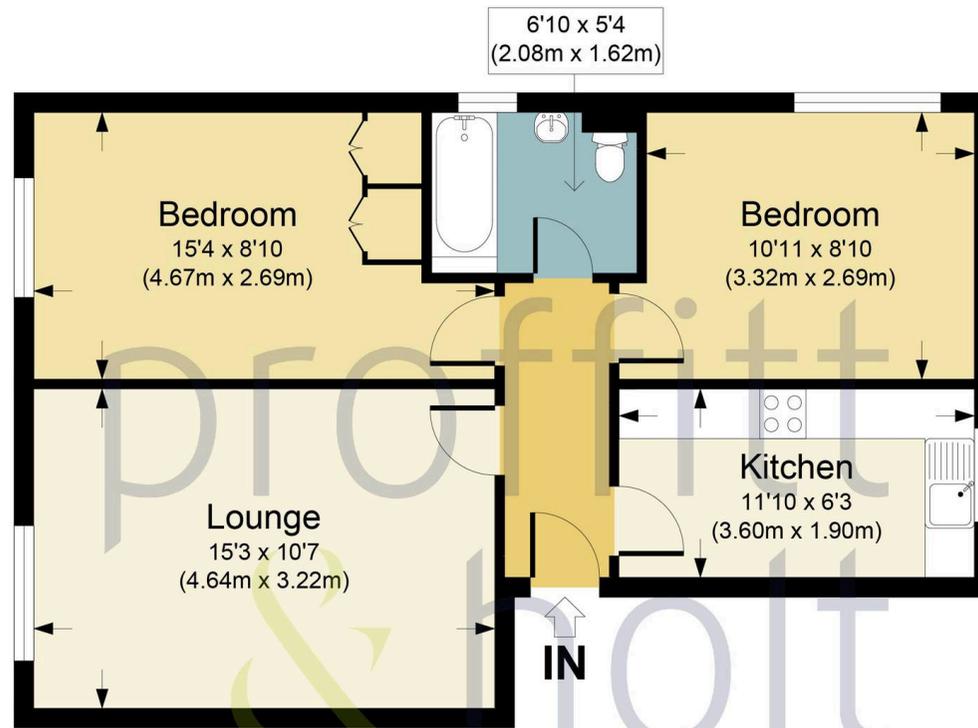
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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

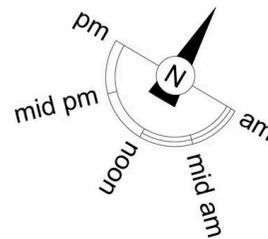
### Fixtures and Fittings

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





First Floor



LAKE VIEW, WD4

APPROX. GROSS INTERNAL FLOOR AREA 547.45 SQ FT / 50.86 SQ M.  
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# Proffitt & Holt

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