



Millworks, Home Park Mill Link, Kings Langley  
£365,000

proffitt  
& holt





## Millworks, Home Park Mill Link

### Kings Langley

Constructed in 2023 and being offered to the market in show home condition is this beautifully appointed 2 double bedroom ground floor apartment. Boasting a series of upgrades, this tastefully decorated property sits in a wonderful and secluded position within a couple of minutes' walk from Kings Langley Train Station, which offers a direct service to London Euston in less than half an hour.

The accommodation is thoughtfully laid out, with a welcoming entrance hall that boasts 2 particularly large storage cupboards, one of which is being used as a utility space. The central hallway leads you through to the lovely and bright open-plan kitchen/living space. This comfortable room offers direct access out to an especially large and very private outside terrace, which spans the width of the property and offers riverside views, making it the ideal space to sit and relax. The kitchen itself has been fitted in a luxurious rich blue, with contrasting white granite worktops and a range of integrated appliances. The two bedrooms are generous doubles and both benefit from fitted wardrobes. The master bedroom also boasts a contemporary en-suite shower room and separate access out to the terrace. Additionally, there is a family bathroom which has been designed in a similar style to the en-suite. Further benefits include allocated parking, reasonable charges with no ground rent, a 997 year lease and state-of-the-art security system.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





## Millworks, Home Park Mill Link 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.

- Show Home Condition
- Built In 2023 With A 10 Year Warranty
- 2 Double Bedrooms
- En-Suite Shower Room To Master Bedroom
- Open-Plan Living
- Large Secluded Terrace With Riverside Views
- Allocated Parking
- Short Walk To Kings Langley Train Station And High Street
- High Specification Throughout With Numerous Upgrades
- Low Charges, No Ground Rent And 997 Year Lease





*For broadband and mobile speeds see:*

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

## **General Information**

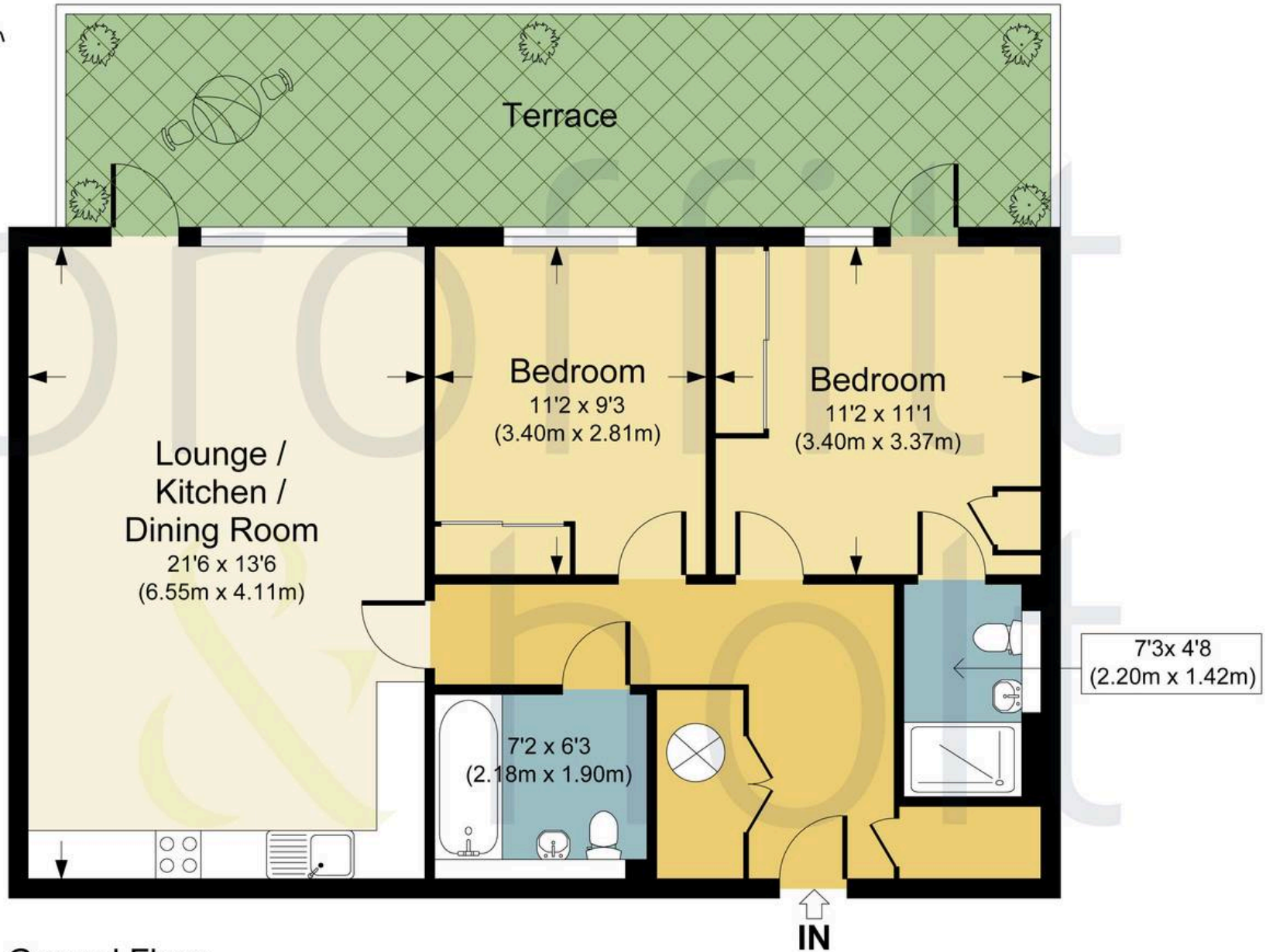
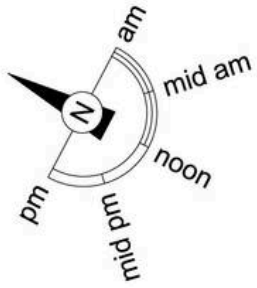
### **Services**

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.





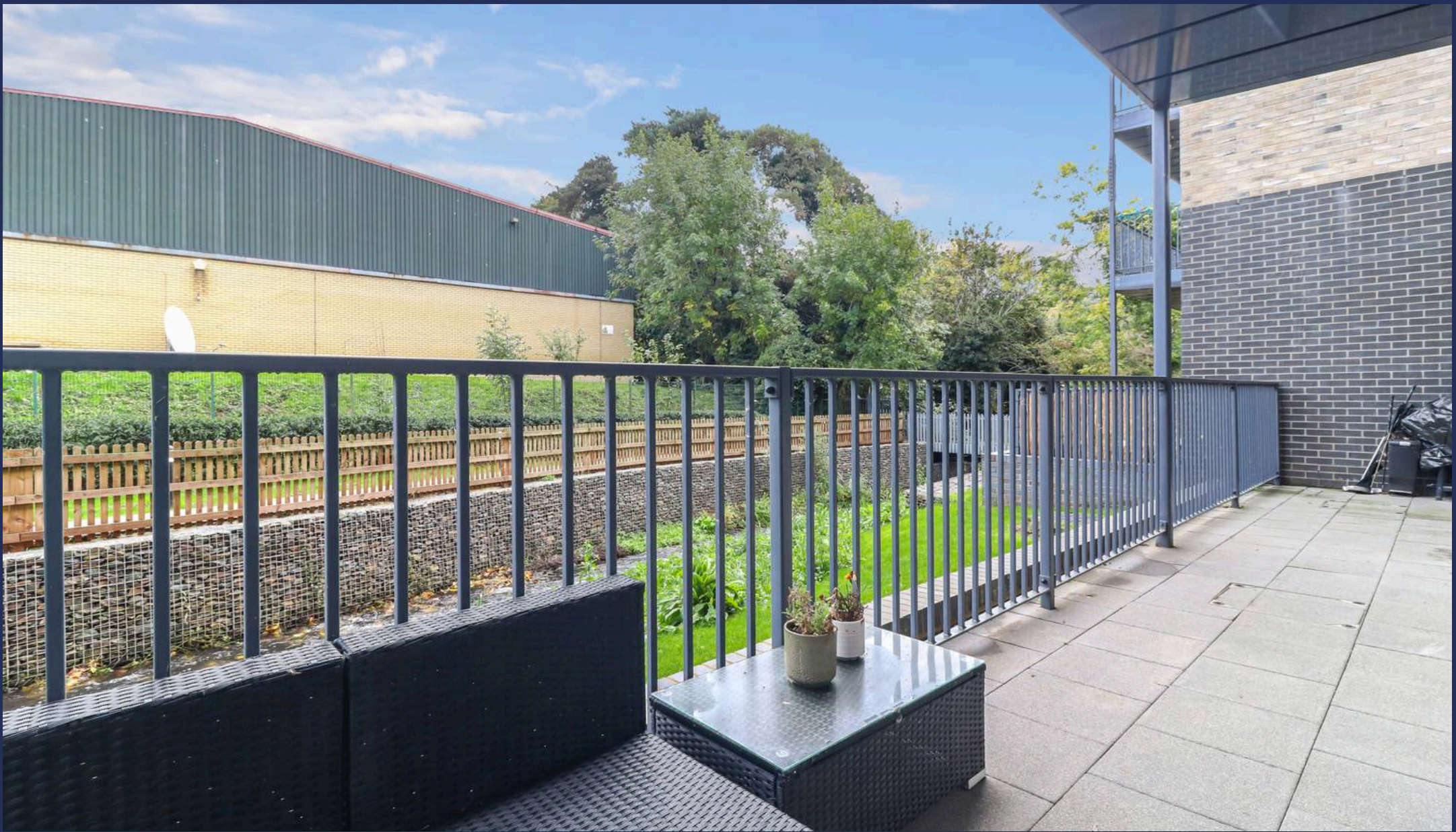
Ground Floor

MILLWORKS WD4

APPROX. GROSS INTERNAL FLOOR AREA 739.58 SQ FT / 68.71 SQ M.

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