



The Cloisters Church Lane, Kings Langley
£140,000

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& holt





The Cloisters

Church Lane, Kings Langley

A larger than average warden assisted apartment for the over 55's, with pleasant views on 3 sides. Situated in a fantastic position within a short walk of Kings Langley High Street which has excellent public transport links to the nearby towns of Watford and Hemel Hempstead.

Immaculately presented throughout, it offers spacious and well laid out accommodation, with comfortable living and dining room, a large refitted kitchen with plenty of storage and worktop space, spacious bedroom with dressing area and fitted wardrobes, as well as a modern refitted bathroom.

Further benefits include residents parking, communal living room and gardens, lift access and plenty of storage.

Viewing is recommended to appreciate the extra space this has in comparison to other apartments in the building.





The Cloisters

Church Lane, 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. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Warden assisted apartment for the over 55's
- Well presented throughout
- Short walk to Kings Langley High Street
- Particularly spacious property
- Wonderful views on all sides
- Communal living room and gardens
- Lift access
- Residents parking





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.

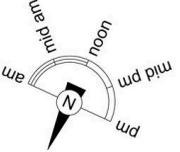
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Second Floor



THE CLOISTERS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 608.80 SQ FT / 56.56 SQ M.
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