

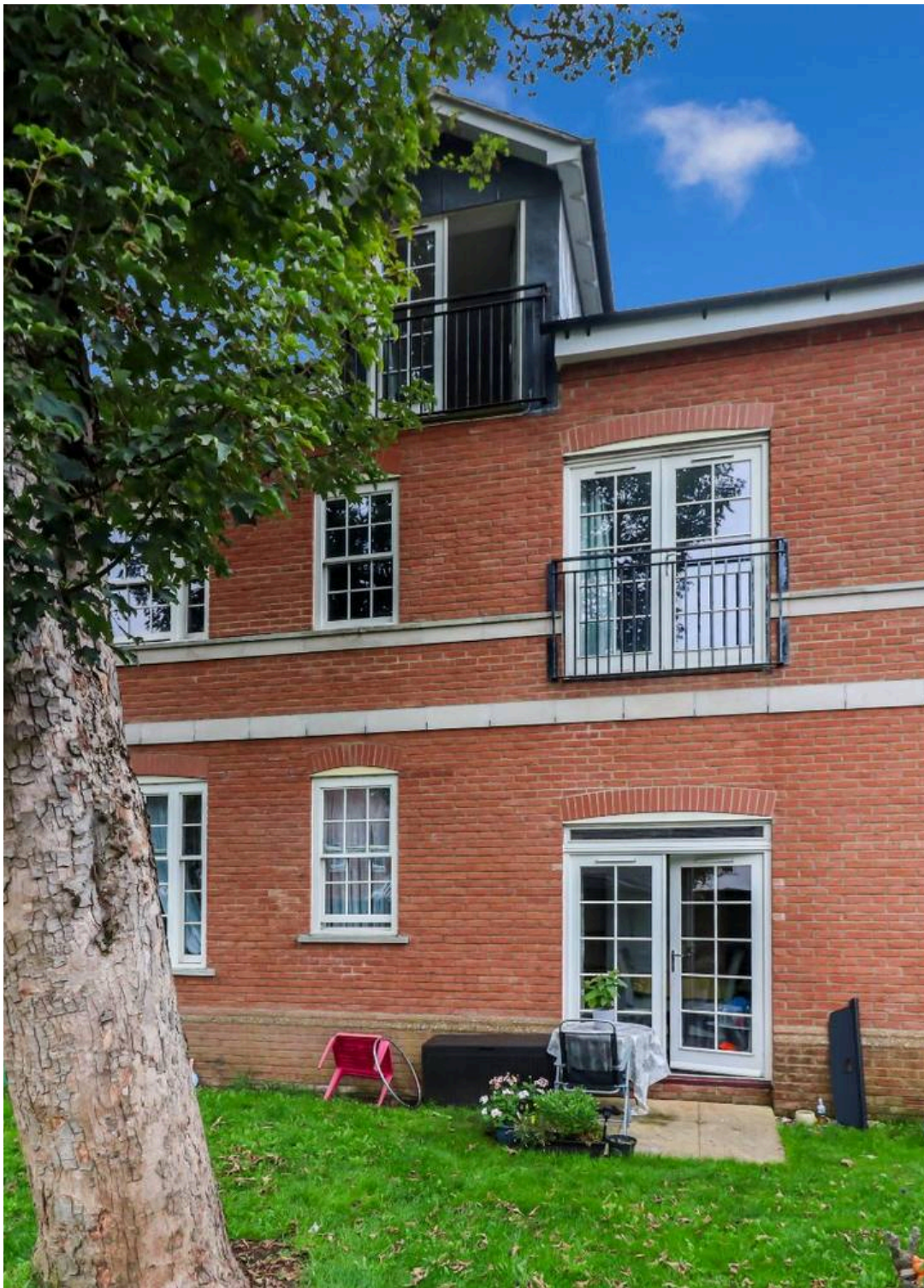


Hunton Bridge  
£285,000

proffitt  
& holt







## The Limes, Bridge Road

Hunton Bridge, Kings Langley

Being sold without the complications of an onward chain is this modern canalside apartment, in a small and exclusive block in the popular area of Hunton Bridge, which is walking distance of Kings Langley train station.

The accommodation is bright and airy throughout, with an open-plan kitchen/living room offering French doors that lead directly out to the communal gardens. High ceilings are present throughout, and the master bedroom boasts fitted wardrobes and an en-suite shower room. Additionally, there is a second bedroom and family bathroom.

Externally, the communal gardens are shared between the 5 apartments and are mainly laid to lawn with secure fencing.

Further benefits include allocated parking for 1 car, as well as various visitors spaces and a long lease in excess of 900 years.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







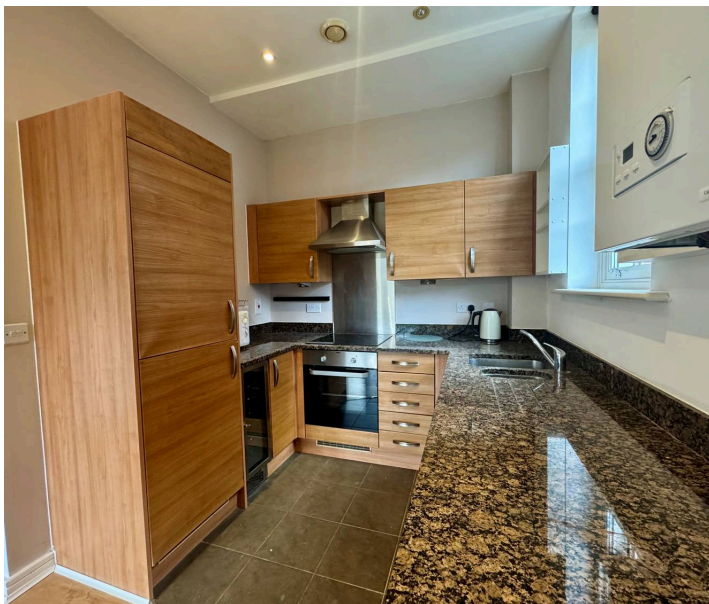
## The Limes Bridge Road

Hunton Bridge, Kings Langley

Hunton Bridge is close to Abbots Langley and Kings Langley villages with their local High Street shops catering for most daily 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 approximately three miles.

For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey of approx. 30 mins) and Junction 20 of the M25 is approximately one mile distance.

- No upper chain
- 2 bedrooms
- En-suite to master bedroom
- Allocated parking plus additional visitors
- Direct access out to communal gardens
- Open-plan kitchen/living room
- High Ceilings Throughout
- Small block
- Canalside Development
- 999 year lease from new







## 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

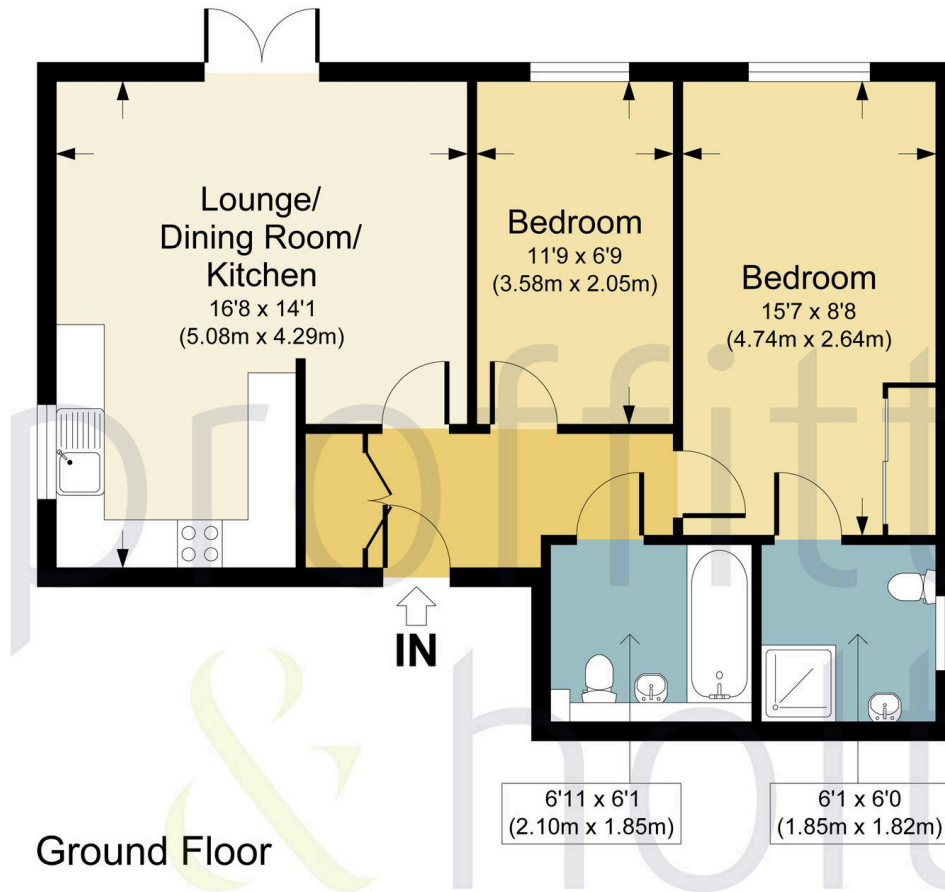
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

***For broadband and mobile speeds see;***

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







THE LIMES, WD4

APPROX. GROSS INTERNAL FLOOR AREA 571.67 SQ FT / 53.11 SQ M.  
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# Proffitt & Holt

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