



Saddlers Walk, High Street, Kings Langley

In Excess of £210,000

proffitt
& holt





Saddlers Walk, High Street

Kings Langley



Proffitt and Holt are delighted to offer to the market this rarely available first-floor apartment in this exclusive development for the Over 60's. Situated just off the High Street with excellent proximity to all local amenities to include shops, bus stops and doctor's surgery. The apartment is accessed via a secure entrance, with a private front door that opens to the inner hallway. Doors then lead to a spacious lounge/dining room. There is a recently refitted shower room with modern kitchen, along with two bedrooms are also of good proportions. Available with no upper chain. Accessed via a communal entrance, this property features a front door located on the first floor.

Upon entering, you are welcomed by an abundance of natural light from the dual-aspect windows. The inner porch and hallway provide ample storage space. Doors lead to all other rooms, including two bedrooms—one of which is a generously sized double with fitted wardrobes. The recently updated bathroom includes a wash basin, WC, and a walk-in shower. At the rear of the property, you'll find a spacious lounge/dining area with views spanning multiple directions. A Juliet balcony offers an ideal spot to enjoy the surrounding scenery. The modern kitchen, conveniently located just off the living space, is separated by an archway and is well-equipped with a washing machine, fridge/freezer, electric hob, and oven. Throughout the property, electric storage heaters ensure warmth and comfort.

For residents, there is access to a communal living room, offering a welcoming space for residents to relax and socialise. The laundry area is conveniently located within the building. Additionally, the property is supported by an on-site warden, ensuring assistance is readily available when needed and providing an added sense of security and peace of mind. There is also parking available on-site, which operates on a first-come, first-served basis, providing convenient access for residents with vehicles.



Saddlers Walk, High Street

Kings Langley

Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school.

Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.



- Retirement Apartment
- Two Double Bedrooms
- Kitchen with Appliances
- Kings Langley Village
- No Upper Chain
- Over 60's
- Close to Amenities





General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: D

Council Tax Band: C

Tenure: Freehold

Lease Remaining - 62 Years

Monthly Service/Maintenance Charges - £304.50 pm

Services

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

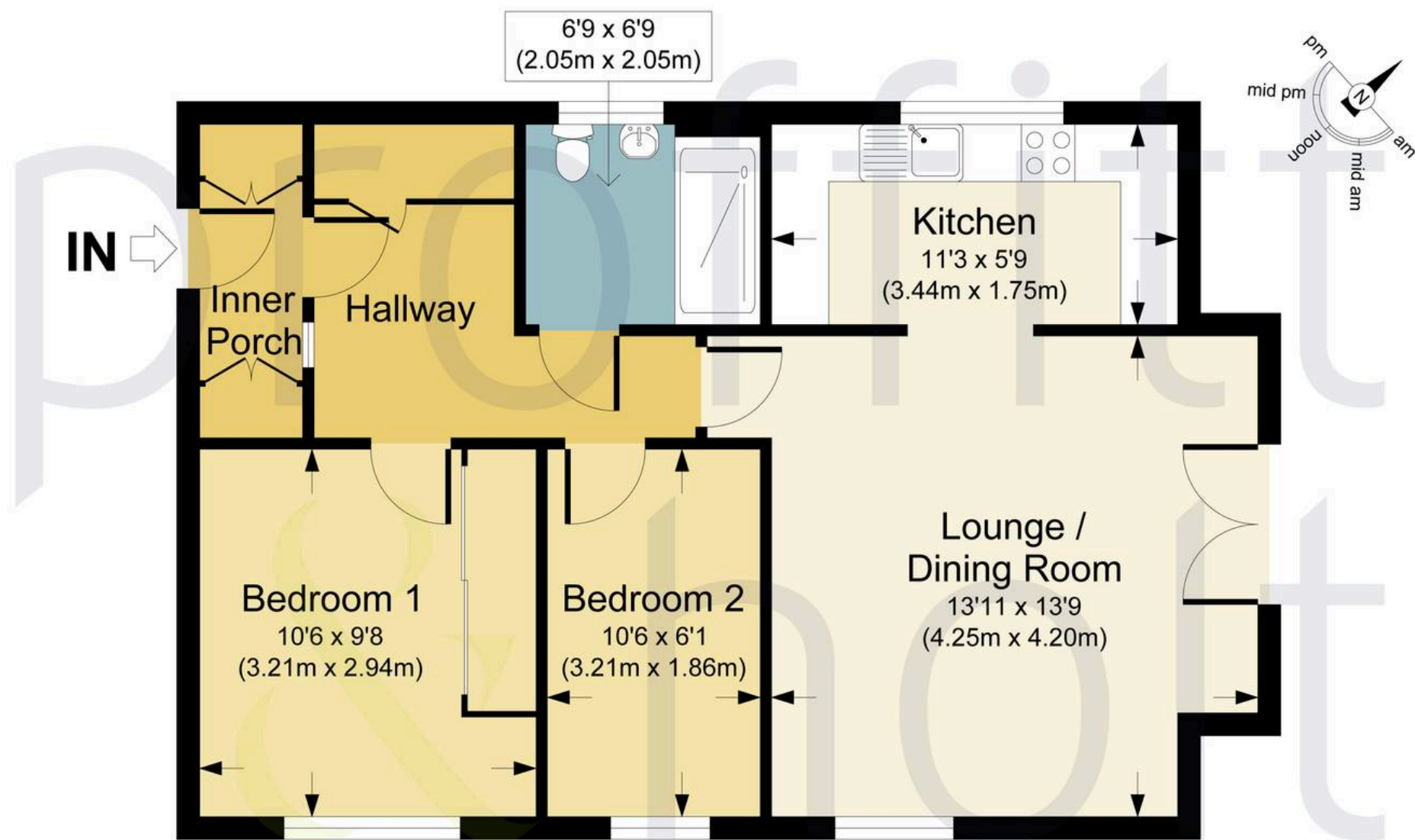
For broadband and mobile speeds see:

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

Fixtures and Fittings

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





First Floor

SADDLERS WALK, WD4

APPROX. GROSS INTERNAL FLOOR AREA 582.60 SQ FT / 54.10 SQ M

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