

Connells

Wharf Way
Hunton Bridge Kings Langley

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Hunton Bridge Kings Langley WD4 8FL

for sale guide price
£280,000







Property Description

GUIDE PRICE £280,000 - £290,000

We are delighted to bring to the market this opportunity to purchase a spacious flat in this popular Hunton Bridge Development. This would be perfect for a first time buyer looking to get on the property ladder, or as a buy-to-let investment opportunity.

The flat is situated on the ground floor and has a large open-plan kitchen and living area. There are two generous bedrooms and a bathroom, plus an ensuite to master bedroom. The property benefits from an allocated parking space, plus further resident and visitor parking.

The property is in a great location close to local amenities, great transport links including major motorways the M25, M1 and close to both Kings Langley High Street and Watford Town Centre.

Entrance Hall

Front door.

Kitchen/ Reception Room

23' 5" x 14' max (7.14m x 4.27m max)
Range of wall and base units, work surfaces, integrated fridge/ freezer and wine-cooler, cooker point and cooker hood, plumbing for washing machine, two radiators, two windows.

Bedroom 1

10' 1" max x 11' 3" max (3.07m max x 3.43m max)
Built in wardrobe, radiator, window.

Ensuite

WC, wash hand basin, shower cubicle.

Bedroom 2

10' 1" x 7' 6" (3.07m x 2.29m)
Window, radiator.

Bathroom

Bath with shower attachment over, heated towel rail, extractor fan, wash hand basin.

Outside

Parking Space

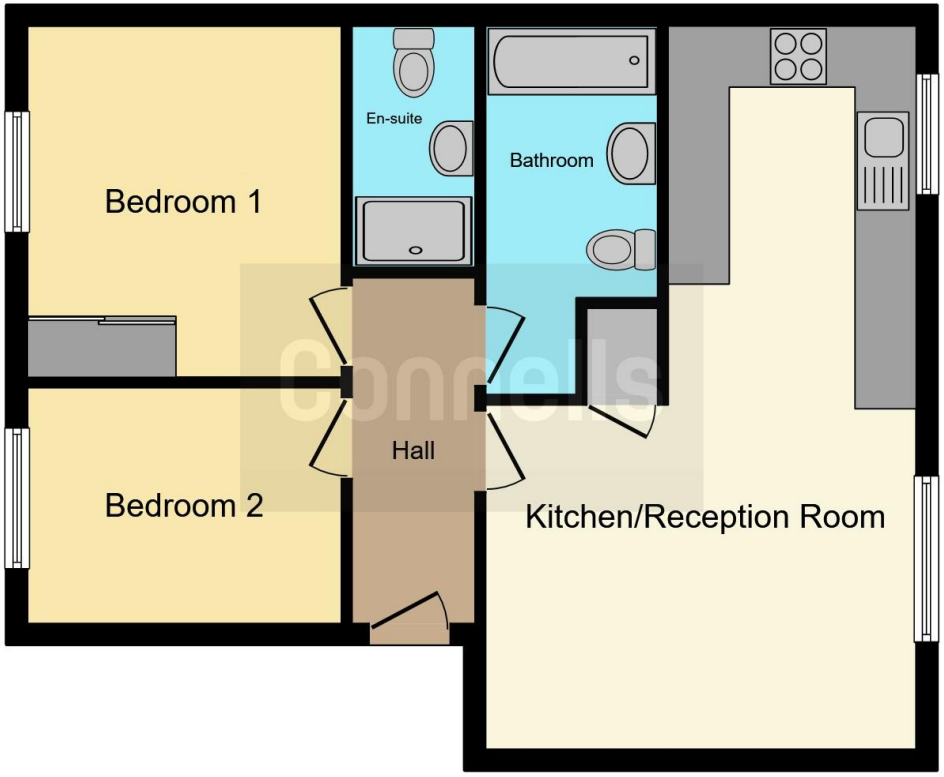
Communal Gardens

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Council Tax Band: D

Service Charge: 1900.00

Ground Rent: 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103288

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.