



Millworks, Home Park Mill Link, Kings Langley
£375,000

proffitt
& holt





Millworks, Home Park Mill Link

Kings Langley



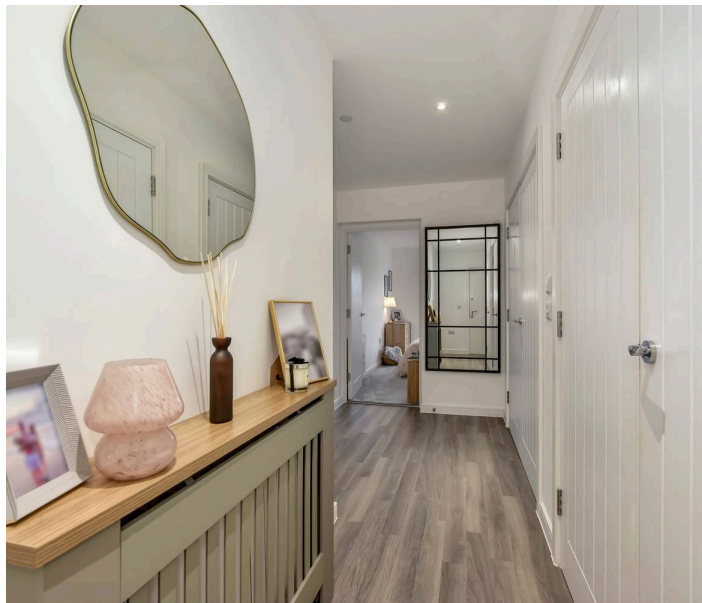
A beautifully presented third-floor two-bedroom apartment, offering bright, spacious and well-maintained accommodation, with lovely views across the surrounding countryside of Kings Langley.

The property is ideally suited to those looking for a modern home in a convenient location, with the added benefit of a private balcony from which to enjoy the outlook.

The accommodation comprises a welcoming entrance hall leading to a generous open-plan kitchen/living room, creating an excellent space for both everyday living and entertaining. There are two good-sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom.

Further benefits include allocated parking, a private balcony, share of the freehold and a particularly long lease of approximately 997 years. Ideally positioned within a short walk of Kings Langley station and the High Street, the property also offers excellent access to the M1 and M25, making it particularly convenient for commuters.

An excellent opportunity for first-time buyers, downsizers or investors, offering well-presented accommodation, attractive views and a highly convenient location.



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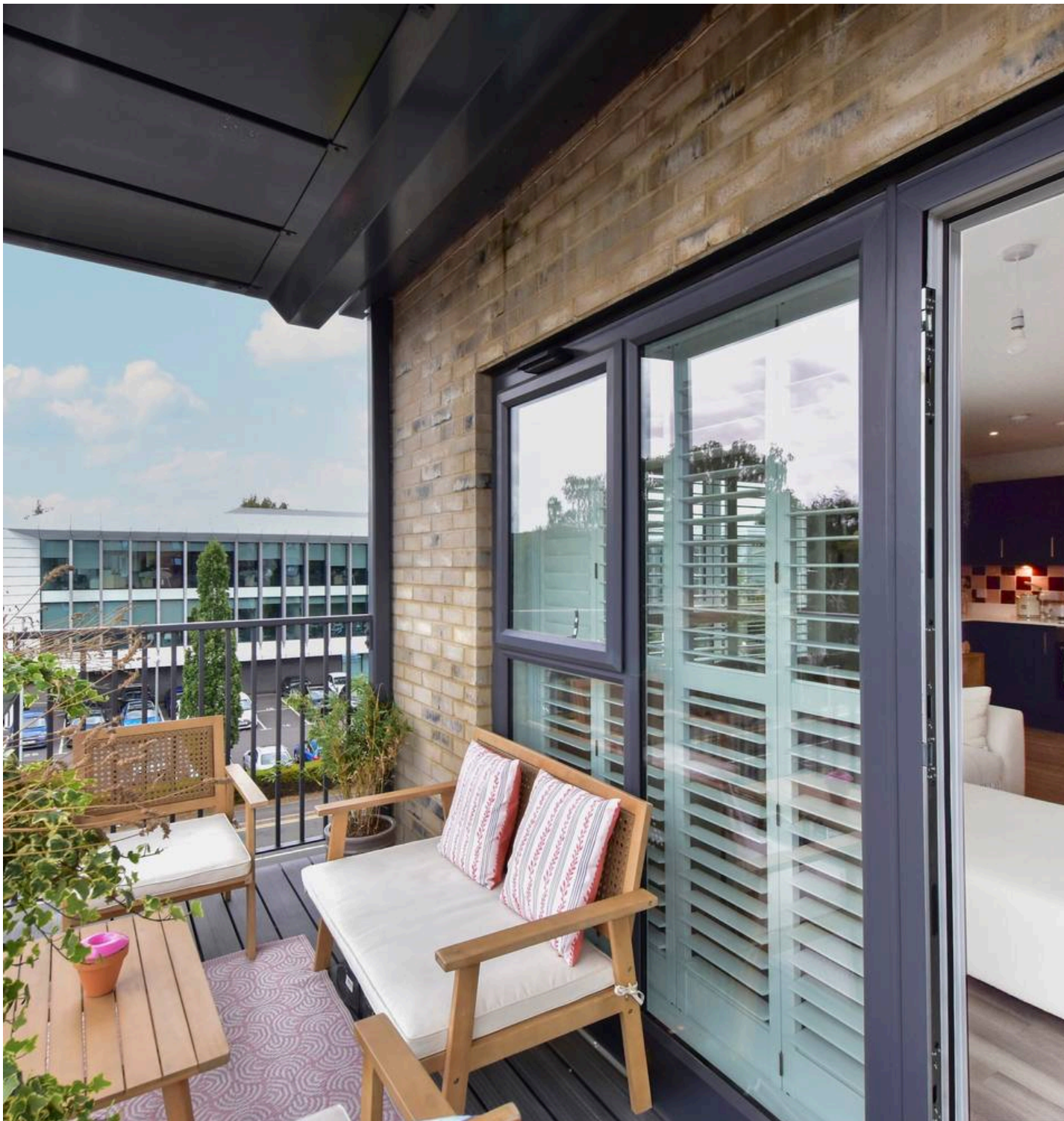
Kings Langley

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.

- Two-Bedroom Apartment
- En-suite to Master
- Stunning Canal-Side Views
- Short Walk to Station
- Immaculate Condition
- Allocated Parking
- Close to Kings Langley High Street
- Excellent Access to M1 and M25 Motorways





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: B

Council Tax Band: D

Tenure: Share of Freehold

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.

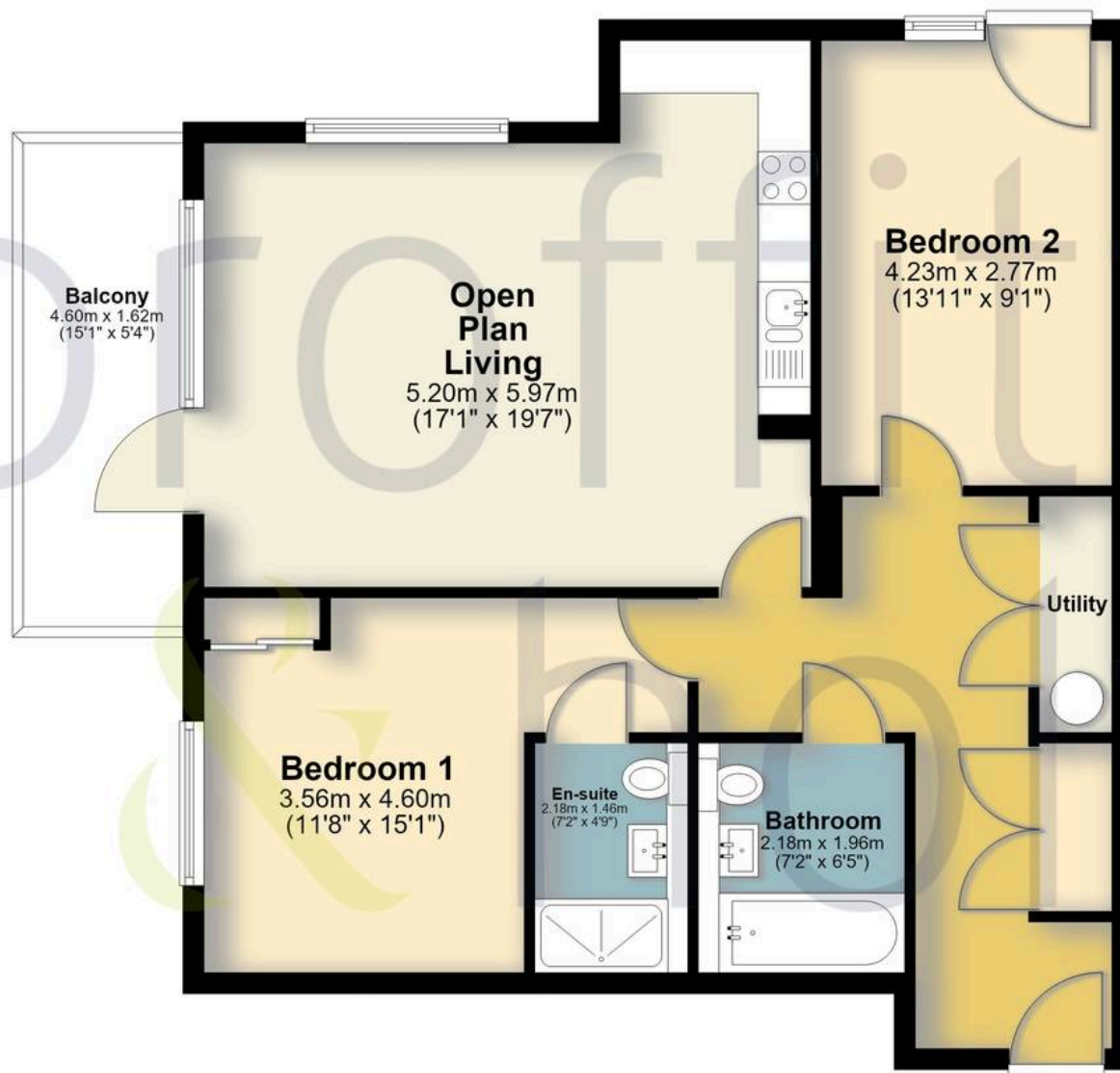






Third Floor

Approx. 74.1 sq. metres (797.3 sq. feet)
(excluding Balcony)



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





Proffitt & Holt

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