



The Nap, Kings Langley

Guide Price £250,000

proffitt
& holt





Langelei Court, The Nap

Kings Langley



OFFERED TO THE MARKET WITH A NEW LEASE ON COMPLETION.

We are delighted to introduce this spacious and well-presented two-bedroom ground floor apartment, perfectly positioned in the heart of central Kings Langley.

This property offers an exceptional opportunity for both first-time buyers and investors alike, benefiting from a prime location just moments from the vibrant High Street with its excellent selection of shops, cafes, and local amenities.

The accommodation itself is thoughtfully arranged, featuring a welcoming entrance hall that leads into a generous living and dining area, ideal for both relaxing and entertaining guests. The separate kitchen is well-appointed with ample storage and workspace, catering to the needs of modern living. The main bedroom is a generous double whilst the second would be ideal as an office or study area. The main bathroom is fitted with contemporary fixtures and fittings for added convenience.

The apartment enjoys a peaceful setting within a well-maintained development, and residents will appreciate the added benefit of residents parking, ensuring ease and security for car owners. With Kings Langley Station within walking distance, this property is perfect for commuters seeking quick and easy access to London and surrounding areas.

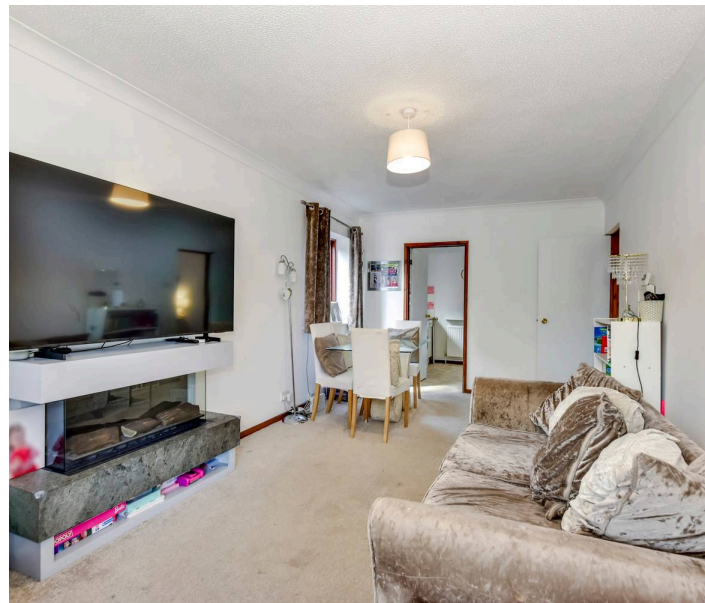
Offered to the market with no upper chain, this apartment represents a hassle-free purchase and is ready for immediate occupation. Whether you are looking to take your first step onto the property ladder or searching for a sound buy-to-let investment in a highly sought-after location, viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



Langelei Court, The Nap

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. The village shops offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school, and there is a Doctors Surgery located in The Nap.



- Two Bedrooms
- Ground Floor Apartment
- Central Kings Langley
- Close to High Street Amenities
- Walking Distance to Station
- Ideal Buy to Let or First Time Purchase
- Residents Parking
- NO UPPER CHAIN
- New Lease On Completion
- Outside Courtyard





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: C

Council Tax Band: C

Tenure: Leasehold

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:

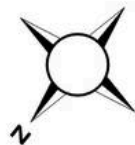
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)
(excluding Patio)



Total area: approx. 50.9 sq. metres (547.9 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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