



**Connells**

Lake View  
Railway Terrace KINGS LANGLEY

# Lake View Railway Terrace KINGS LANGLEY WD4 8JF

for sale offers over  
**£260,000**



## Property Description

A well-presented two-bedroom second-floor apartment set within a highly sought-after development in Kings Langley. This attractive property offers two good sized bedrooms, a bright and spacious living with window seating space, a modern fitted kitchen, and a well-appointed family bathroom. Lake view from the living room. Large allocated parking space and a visitors parking available.

Ideally located for families (play park within 5 mins walking distance) and commuters alike, the apartment is within easy reach of well-regarded Kings Langley primary and secondary schools, as well as Kings Langley High Street with its selection of shops, cafés, and restaurants. Excellent transport links are close by, including Kings Langley train station (20 mins on the train to Euston) and convenient access to the A41 and M25.

Kings Langley train station is 0.9 miles, Apsley train station is 1.2 miles, Hemel Hempstead train station is 2.5 miles and Garston train station is 3.5 miles.

Local schools include Kings Langley Primary which is 0.5 miles, Abbot's Hill School 0.7 miles, Kings Langley School 0.8 miles and Nash Mills COE Primary at 1 mile.

Combining comfortable living with a great location, this property is perfect for first-time buyers, downsizers, landlords or investors. Early viewing is recommended.

## Entrance Hall

Front door.

## Lounge

17' 9" x 10' 6" (5.41m x 3.20m)  
Window, radiator.

## Kitchen

11' 10" x 6' 4" (3.61m x 1.93m)  
Fitted kitchen with wall and base units, sink with drainer, cooker point, window.

## Bedroom 1

13' 3" x 8' 6" (4.04m x 2.59m)

## Bedroom 2

10' 8" x 8' 8" (3.25m x 2.64m)

## Bathroom

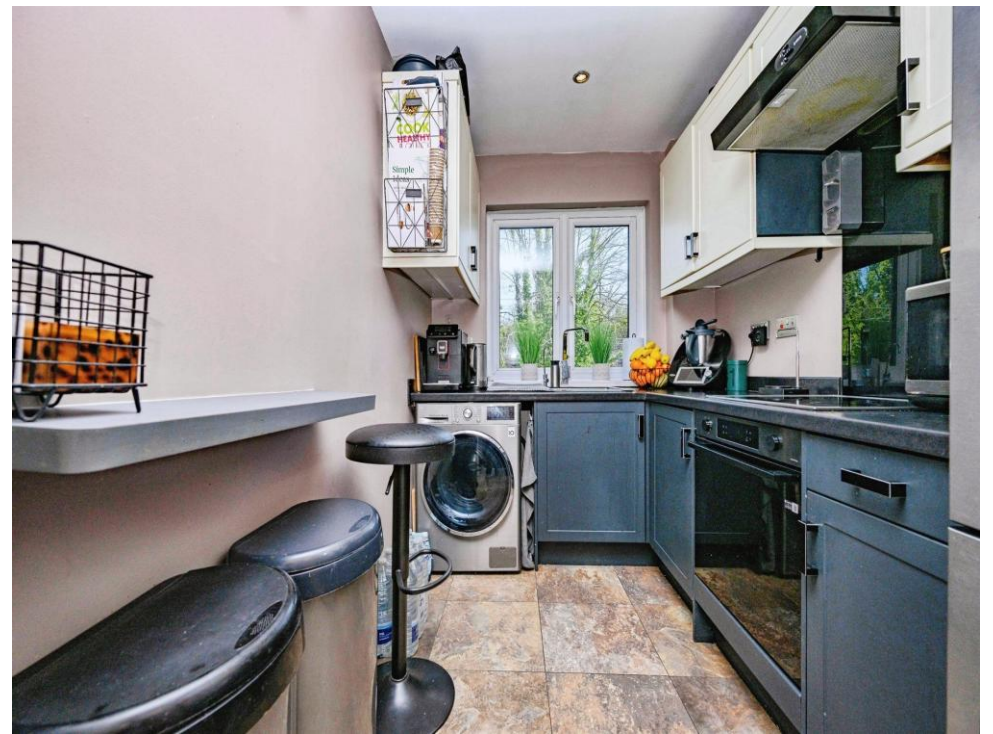
Bath, window, wash hand basin, WC, extractor fan.

## Outside

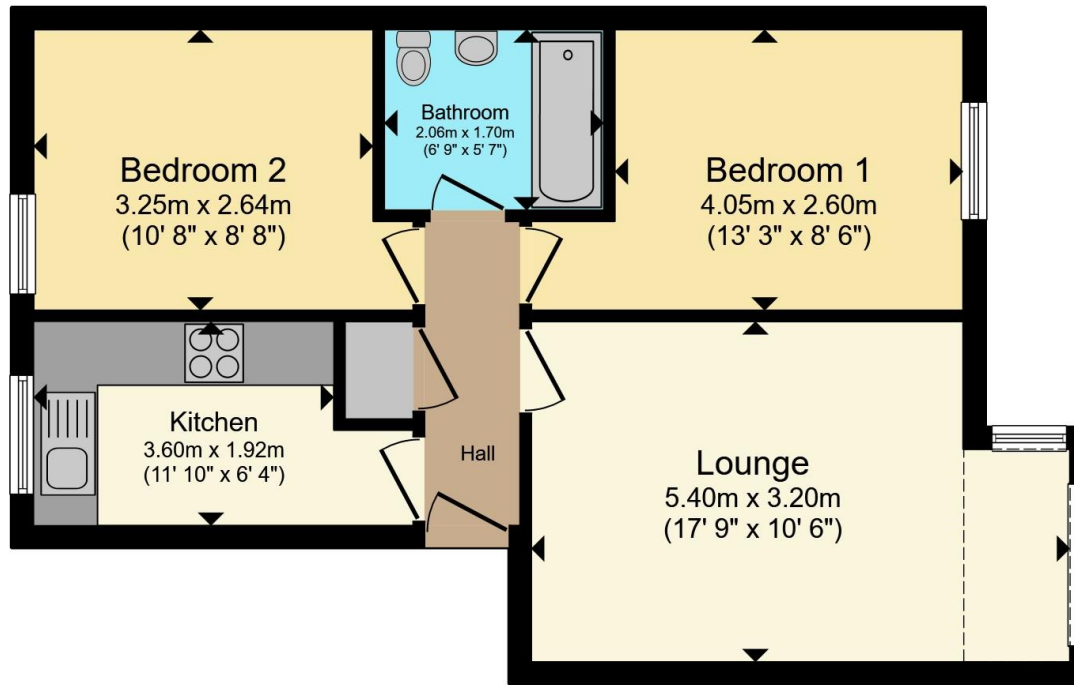
## Communal Grounds

## Residents Parking









## Second Floor

Total floor area 47.8 m<sup>2</sup> (514 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103580](http://connells.co.uk/Property/LEA103580)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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