



Kings Langley
Guide Price £225,000

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Pinnacle House

Home Park Mill Link, Kings Langley



We are delighted to introduce this well-presented one bedroom ground floor apartment, ideally situated just a short stroll from Kings Langley Railway Station and benefiting from excellent motorway and transport links, making it a perfect choice for commuters and first time buyers alike.

The accommodation itself is thoughtfully laid out and immaculately maintained, featuring a welcoming living area that seamlessly connects to the modern fitted kitchen, complete with contemporary units and integrated appliances designed to make daily living both convenient and stylish. The double bedroom is well proportioned, offering ample space for both rest and storage, while the sleek bathroom is finished to a high standard, providing a relaxing retreat at the end of the day.

Residents will appreciate the allocated parking, as well as the comfort of a long lease and the added benefit of no upper chain, allowing for a smooth and swift purchase process. With its bright and airy interiors, practical layout, and proximity to local amenities, this apartment presents an ideal opportunity for those looking to take their first step onto the property ladder or for investors seeking a superbly located rental prospect.

Viewing is highly recommended to truly appreciate the quality and convenience that this lovely apartment has to offer.



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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.

- Ground Floor Apartment
- Close to Kings Langley Railway Station
- No Upper Chain
- One Bedroom
- Excellent Motorway and Transport Links
- Modern Fitted Kitchen
- Private Outdoor Patio Area
- Allocated Parking
- Long Lease
- Ideal First Time Buyer Opportunity





General Information



EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: B

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/>

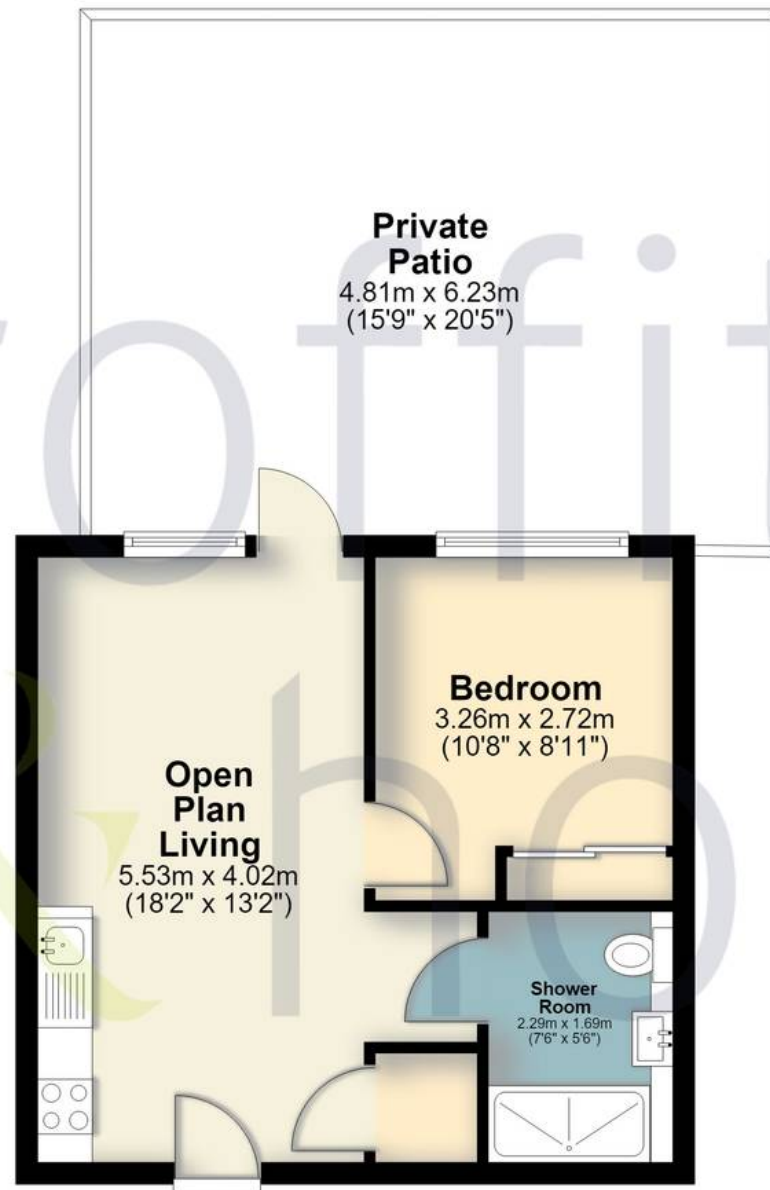
Fixtures and Fittings

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



Ground Floor

Approx. 32.4 sq. metres (349.2 sq. feet)
(excluding Private Patio)



Private Patio

4.81m x 6.23m
(15'9" x 20'5")

Open Plan Living

5.53m x 4.02m
(18'2" x 13'2")

Bedroom

3.26m x 2.72m
(10'8" x 8'11")

Shower Room

2.29m x 1.69m
(7'6" x 5'6")

Total area: approx. 32.4 sq. metres (349.2 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.





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