



A SUPERB TWO DOUBLE BEDROOM APARTMENT WITH TWO BATHROOMS AND ALLOCATED PARKING



This well presented ground floor apartment is quietly tucked away to the rear of this pleasant development and offers bright and spacious accommodation throughout. Kings Langley High Street with its independent shops, cafes and restaurants is within 0.8 miles and Kings Langley station (26 minutes to Euston) is within just 0.9 miles.

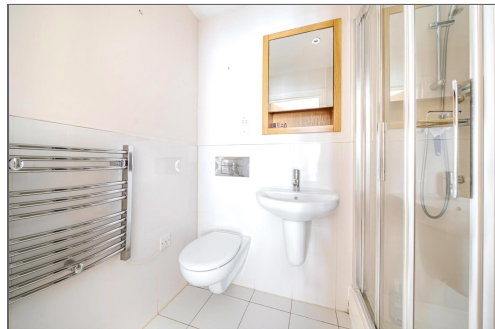
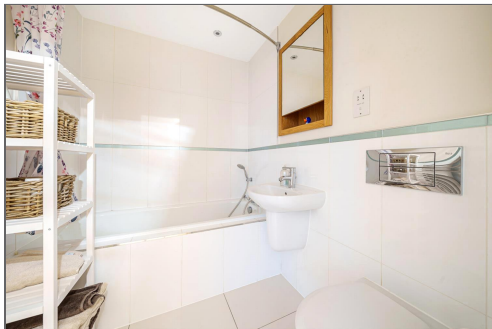
Accommodation consists of an entrance hallway with storage, 16ft 8 x 11ft reception room with double glazed French doors to a small patio area, modern kitchen with integrated appliances, master double bedroom with en-suite shower room, a second double bedroom and family bathroom.

Externally, there are well maintained communal gardens, an allocated parking space and several visitor's parking spaces.



KEY FEATURES

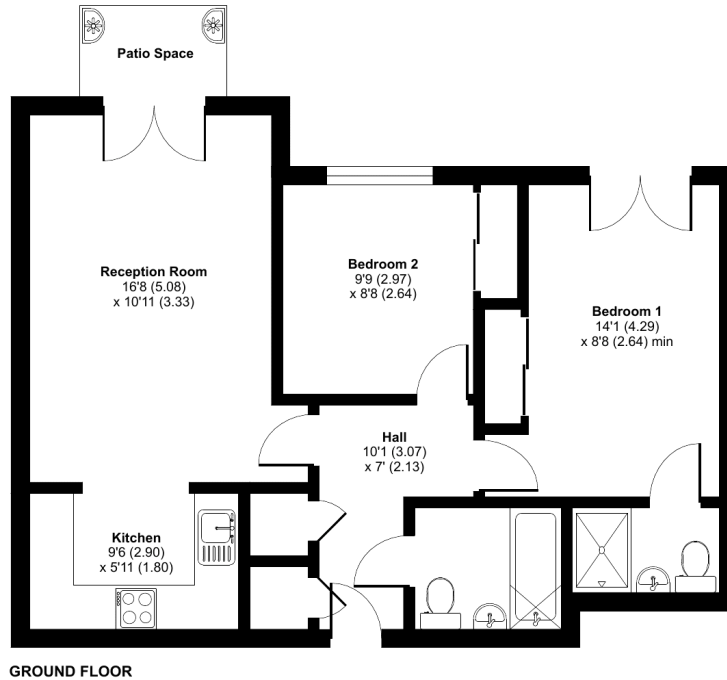
- Lease term: 109 years remaining
- Ground rent: £290 per annum
- Small patio area via reception room
- Allocated parking
- Two bathrooms
- Two double bedrooms
- Service charge: £1784.05 including sinking fund of £310



Primrose Hill, WD4

Approximate Area = 655 sq ft / 60.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Salters Residential. REF: 1159493

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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