

Asking Price : **£190,000**

tel: **01442 214151**



## Sadlers Walk, High Street, Kings Langley HERTS WD4 8DL

Clements Estate Agents are delighted to offer this good sized one bedroom RETIREMENT flat (OVER 55's) offering an excellent range of features including very spacious room sizes, good decorative order, electric heating, parking and a very convenient and sought after location set just off of the High Street in Kings Langley. VIEWING ESSENTIAL!

- RETIREMENT FLAT
- ONE BEDROOM
- FIRST FLOOR
- GOOD DECORATIVE ORDER
- SPACIOUS ROOM SIZES





## Property Description

Clements Estate Agents are delighted to offer this good sized one bedroom RETIREMENT flat (OVER 55's) offering an excellent range of features including very spacious room sizes, good decorative order, electric heating, parking and a very convenient and sought after location set just off of the High Street in Kings Langley.

### COMMUNAL ENTRANCE

Security door with stairs leading to the first floor, front door leading to:

### ENTRANCE HALL

Well decorated with entrance to a large built in cupboard, electric wall mounted heater, wall mounted entry phone, entrance to the loft, doors to:

### LOUNGE/DINER

14' 1" x 11' 6" (4.29m x 3.51m) + RECESS

Well decorated with a window to and French doors to front leading to a Juliet style balcony, electric heater, fitted carpet, additional recessed area, archway leading to:

### KITCHEN 10' 5" x 5' 10" (3.18m x 1.78m)

Comprising a range of wall and floor mounted units with roll top work surfaces with a built in stainless steel sink with drainer, space for a fridge freezer, eye level oven with electric hob and extractor hood over, window to rear, skylight window to rear, part tiled walls.

### BEDROOM 10' 8" x 10' 2" (3.25m x 3.1m)

Well decorated with a window to front, fitted mirror fronted wardrobes, electric heater, fitted carpet.

## BATHROOM

Comprising a panel enclosed bath, pedestal wash hand basin, low level WC, heated towel rail, frosted window to rear, skylight window, part tiled walls.

## OUTSIDE

Parking to the front.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

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Hemel Hempstead

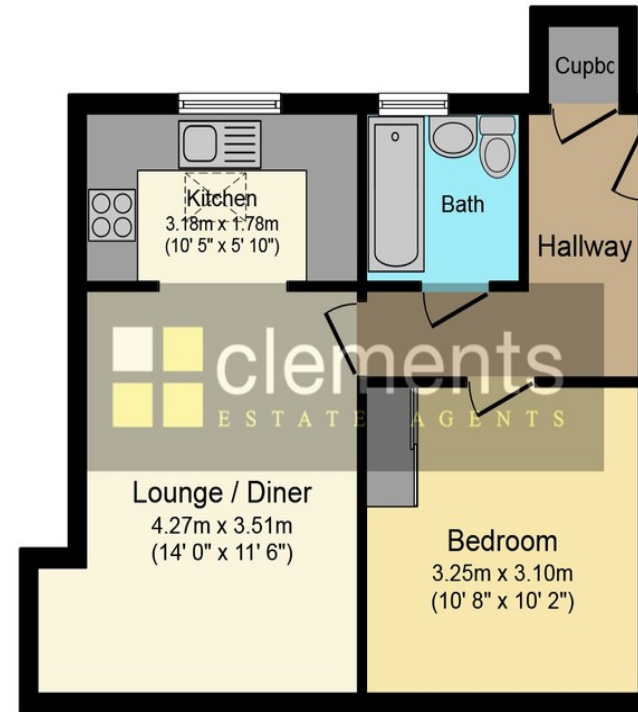
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Floor area 41.3 sq. m. (445 sq. ft.) approx

Total floor area 41.3 sq. m. (445 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements