



Castles

SARACENS MEWS, HIGH STREET
Kings Langley, Hertfordshire, WD4 9HU

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Tenure: Freehold
Council Tax Band: C
EPC Rating: B

Guide Price £350,000

(Freehold)



Nestled just off Kings Langley High Street, this well presented two-bedroom ground floor apartment is offered for sale with NO UPPER CHAIN. Despite its central location, it is discreetly positioned in a secluded spot and benefits from gas central heating, allocated parking, access to communal gardens and a range of INTEGRATED APPLIANCES. This spacious GROUND FLOOR apartment boasts a well-thought-out layout with ample storage throughout. The open-plan kitchen and dining area is a delightful dual-aspect space featuring distinct dining and living zones. The kitchen is fitted to a high standard with integrated appliances, wooden countertops, and a breakfast bar with seating. The apartment includes two bedrooms both with fitted wardrobes. The master bedroom comes with an EN-SUITE shower room, while the second bedroom (currently used as a dressing room) offers a full range of fitted wardrobes. The pristine family bathroom is stylishly decorated in neutral tones. The local mainline station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute while the proximity to the local high street means shopping, leisure and other facilities are close to hand. The M25, A41 and M1 roads are also within a short distance, offering drivers convenient road routes in and out of the area. Schools include Kings Langley primary and secondary schools as well as a selection of private and denominational education establishments to suit all needs. Tenure: 125 years from 1st January 2014

Service Charge: £900 per annum (owner advised)

Ground Rent: £300 per annum (owner advised)

ATTENTION INVESTORS:

Potential rental £1500-£1600pcm which would provide a potential gross yield of 5.49%*

*Based on £1600pcm and property purchased at £350,000

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk

Ground Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



Total area: approx. 61.2 sq. metres (658.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.



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