



The Nap  
Kings Langley, WD4 8ES

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## The Nap, Kings Langley

A recently decorated TWO bedroom flat, that is situated in a popular road a stones throw away from Kings Langley High Street.

The property is situated on the first floor. The accommodation is well planned and spacious throughout. A separate entrance porch leads to a cosy lounge/dining room with French doors leading onto the south facing balcony. The shaker style kitchen is open plan fitted with ample wall, floor units and has space for oven, under counter fridge/freezer and washing machine.

The Bedrooms are both good sizes with plenty of natural light.

The modern bathroom features a bath with shower over, sink, WC and heated towel rail.

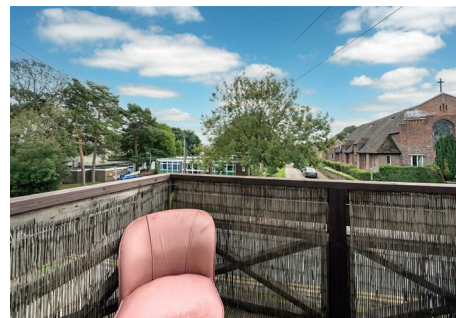
This is a spacious and well-presented flat, with ample storage including a loft and pantry. The property enjoys a bright southerly aspect and would make an ideal investment property or suit a first time buyer.

Private car parking space.

This apartment is located within walking distance of Kings Langley Village which offers multiple coffee shops, restaurants and boutiques.

Kings Langley station is within walking distance from the property and runs a regular rail service into London Euston, taking approximately 25 minutes. The M1 is a 10 minute drive away providing access to the national motorway network. Local amenities, include Jarman Park (1.0 miles) which has been recently redeveloped and has an IMAX cinema, gym, ice rink and a number of chain restaurants. The XC Centre is opposite with its climbing wall and pot holing adventure. The largest Snow Centre in the UK where the GB Olympic team train is also close by.

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 for guidance only.



## Features

- Two bedrooms
- Immaculate condition
- Walking distance to shops
- High street location
- Balcony

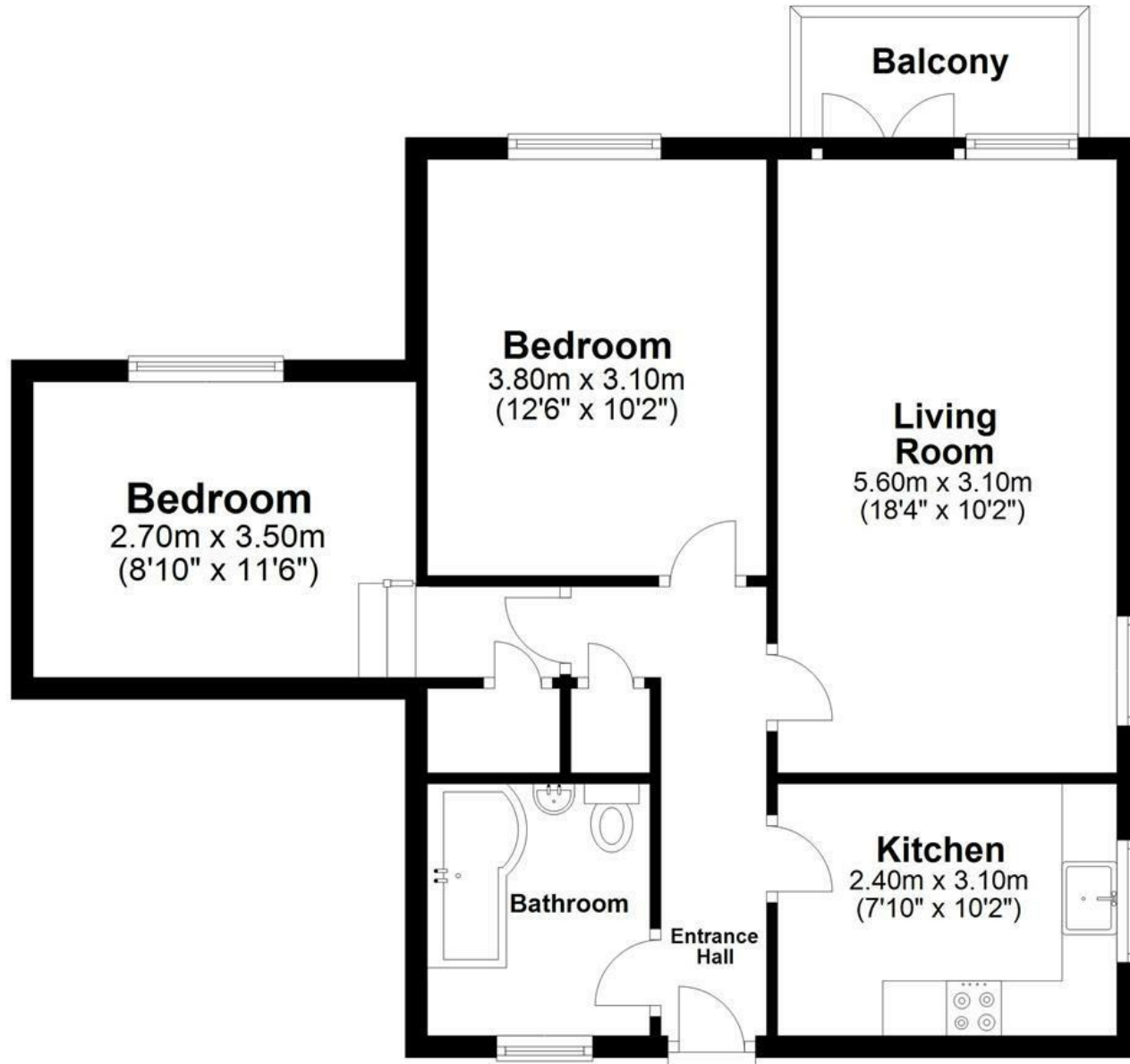
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Floor Plan

Approx. 60.4 sq. metres (650.5 sq. feet)



Total area: approx. 60.4 sq. metres (650.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



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