



High Street, Kings Langley, Hertfordshire, WD4



# High Street, Kings Langley, Hertfordshire, WD4 £1,100 PCM



## Description:

Kings Langley Estates are please to offer this 'quirky' one bedroom flat which is situated above shops on the High Street. The accommodation has its own entrance to the rear and comprises: Kitchen , bathroom, lounge and bedroom and has wooden beams throughout.

- Flat above shops
- One bedroom
- Lounge
- Bathroom
- Available 1st March 2023

## Additional Information:

Location: Situated within the heart of the High close to all amenities.

## Viewings:

By appointment only, via Kings Langley Estates - Call 01923 947373

*"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"*

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		
	47	66		50	58

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



David Freeman  
Director











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ESTATES**

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