



Havelock Road, Kings Langley, Hertfordshire, WD4 8BZ



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£1,200 PCM



Description:

Kings Langley Estates are delighted to offer this superbly positioned, one bedroom first floor flat in Kings Langley, close to both excellent local primary and secondary schools, as well as being only a short, pleasant walk from the village itself. New to market and sure to be in high demand, so early viewing is very much recommended. The accommodation comprises: Entrance lobby, first floor landing, bedroom, living room, fitted kitchen/breakfast room, bathroom and own garden to the front. Viewings come strongly advised through the owners appointed Sole Agents.

- FIRST FLOOR MAISONETTE
- ONE BEDROOM
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- OWN GARDEN TO THE FRONT

Additional Information:

Location: Within walking distance to local 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	74	75
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



David Freeman
Director







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**KINGS LANGLEY
ESTATES**

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01923 947373 OR 01442 979898