



Pinnacle House, Kings Langley, Hertfordshire, WD4 8FW



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£1,350 PCM



Description:

Kings Langley Estates are delighted to offer this stunning ground floor apartment situated within Pinnacle House. Located right on the Canal side, providing scenic routes ideal for bike rides and walking, with local pubs and cafes close by to visit. The development is minutes' walk from Kings Langley Station and the local High Street. The accommodation comprises: Open plan reception room/kitchen, double bedroom, bathroom and study. The property comes with an allocated parking space for one car.

- LUXURY APARTMENT
- ONE BEDROOM
- STUDY
- OPEN PLAN LOUNGE/KITCHEN
- SOLE AGENTS

Additional Information:

Location: Within walking distance to the local High Street and station.

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		
(55-68) D	62	62	(55-68) D	65	65
(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		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales 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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ESTATES**

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