



SIGNATURE
ESTATES

88 Pinnacle House

Kings Langley, WD4 8FW

£1,350 PCM

THE PINNACLE OF MODERN LIVING WITH 2 PARKING SPACES is what you will get if you move into this luxury one bedroom apartment. You will not find a better location for commuting or if you enjoy walks along the canal, the location is perfect for both.

This first floor apartment offers contemporary living and the perfect starter home for the modern professional. Available mid August and is Fully Furnished with 2 parking spaces.

Call Signature Estates now to book your viewing.

- Executive One Bedroom Apartment
- Easy Access to Kings Langley Station
- Contemporary Design
- Open Plan Kitchen to Lounge
- Fully Furnished
- Two Allocated Parking Spaces
- Holding deposit £311
- Available Mid March

Viewing

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 342 sq.ft. (31.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (top) to 'Not energy efficient - higher running costs' (bottom). The current rating is 'B' (69-80), which is highlighted in green. The potential rating is 'G' (21-38), which is highlighted in red. The chart includes a legend for the energy bands: A (dark green), B (light green), C (yellow-green), D (yellow), E (orange), F (red), and G (dark red). A green arrow points to the current rating, and a red arrow points to the potential rating.

Rating	Score Range	Color
A	92 plus	Dark Green
B	81-91	Light Green
C	69-80	Yellow-Green
D	55-68	Yellow
E	39-54	Orange
F	21-38	Red
G	21-38	Dark Red

Very energy efficient - lower running costs

Current: B (69-80)

Potential: G (21-38)

Not energy efficient - higher running costs

The chart displays a horizontal scale for environmental impact based on CO2 emissions. The scale is color-coded and ranges from A (blue) to G (orange). The categories are:

- Very environmentally friendly - lower CO2 emissions** (A, B, C, D, E)
- Current** (A, B, C, D, E, F, G)
- Potential** (A, B, C, D, E, F, G)
- Not environmentally friendly - higher CO2 emissions** (F, G)

Specific values are indicated for each category:

- (B1+91)** A
- (69+40)** B
- (55+44)** C
- (39+54)** D
- (21+38)** E
- (1+20)** F
- (-)** G



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.