



SIGNATURE
ESTATES

45 Pinnacle House

Kings Langley, WD4 8FW

£1,200 Per Calendar Month

Location, Location, Location!! Pinnacle House offers a fabulous lifestyle opportunity whilst providing excellent connectivity via the M25 and also Kings Langley mainline to Euston. The exquisite nature of the development becomes apparent as soon as you step into the imposing double height foyer. This apartment has been luxuriously appointed, finished and equipped for contemporary living. Fully furnished right down to the pots and pans you really can just move straight in and drop your bags. The allocated parking space is convenient and located just a few moments walk away. For those looking for a quieter lifestyle Pinnacle House also offers tranquillity on your doorstep. You can take numerous tow path walks following the Grand Union Canal as it meanders into the rural landscape. The rural ambience of Kings Langley village is on your doorstep and this up and coming destination is a niche pocket of Hertfordshire that seamlessly blends village life with modern convenience.

- One Bedroom Apartment
- Double Bedroom
- Newly Converted Building
- Short Walk to Kings Langley Station
- Sleek Kitchenette
- Modern Shower-room
- Parking Space Included
- Holding Deposit - £276.00
- Standard 5 week deposit £1384.00
- Council Tax Band B

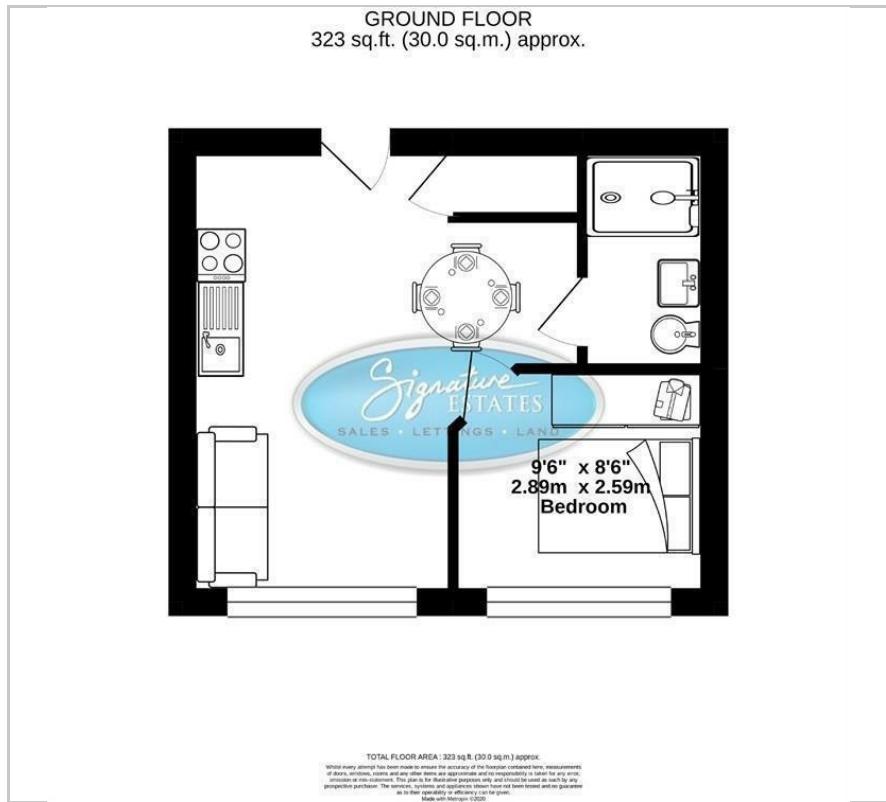
Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
[92 plus] A		
[81-91] B	78	78
[69-80] C		
[55-68] D		
[38-54] E		
[21-38] F		
[1-20] G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(B2 plus) A			
(B1-91) B			
(B9-40) C			
(55-48) D			
(39-34) E			
(21-18) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			



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