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Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £150,000

Kings Langley

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Located just a stones throw from the High Street, doctors and all amenities is this wonderful retirement apartment for the over 55's. Offered for sale with vacant possession the apartment boasts well tendered Southerly facing communal gardens and the benefit of lift access to the front door.



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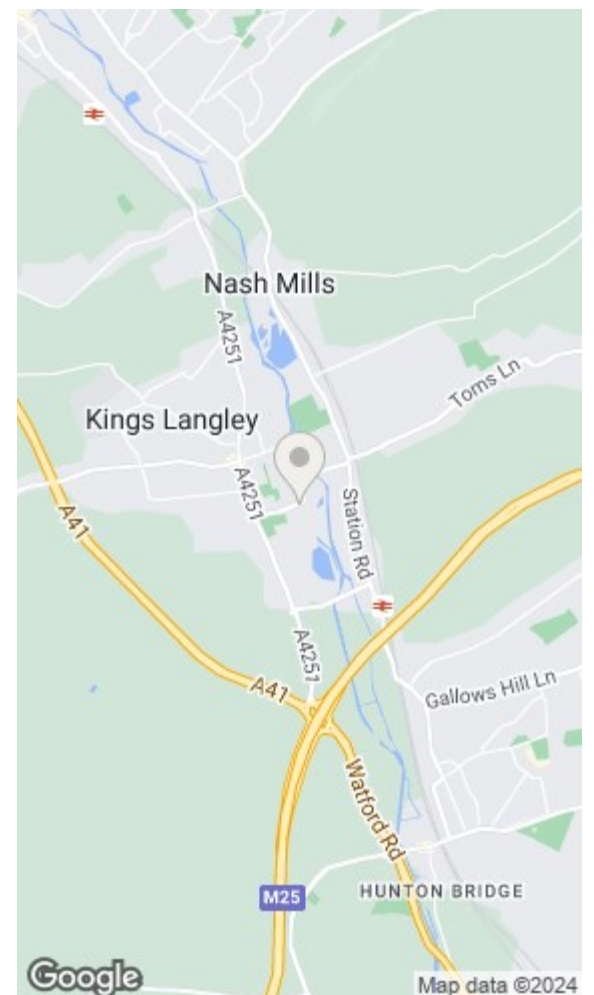
First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 48.5 sq. metres (521.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



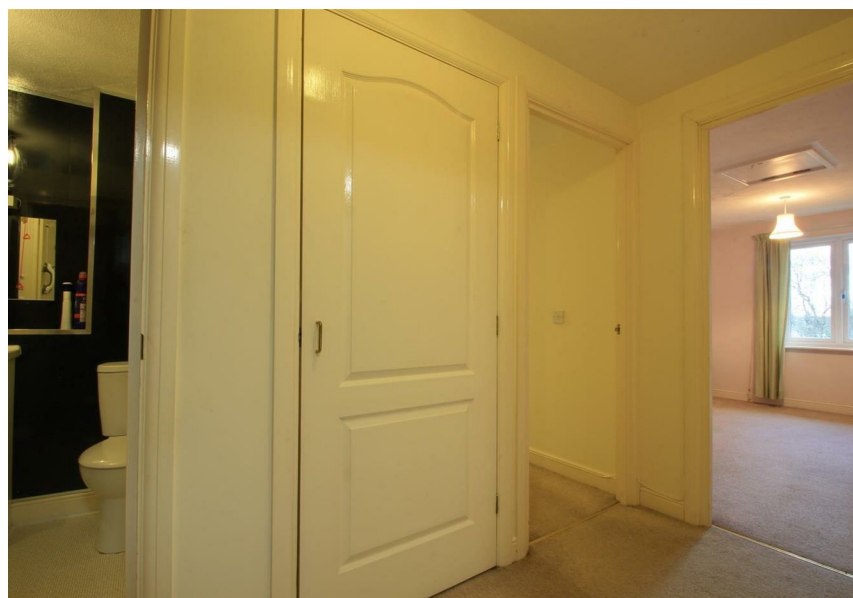
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A wonderful one double bedroom over 55's apartment just outside the High Street and within easy walking distance to the train station.



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The Apartment
A large first floor, over 55's, warden assisted apartment, conveniently located within a short walk of Kings Langley High Street. Well-presented throughout, the property offers a spacious sitting room, fitted kitchen, large double bedroom and bathroom. The development also benefits from intercom entry system, a social lounge, communal gardens, a lift, and resident's parking.

The Location
Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched by few other places in the U.K. Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquillity of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers. Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

Historic Kings Langley
Kings Langley was the birth-place of Edmund of Langley, 1st Duke of York (1341-1402), 4th surviving son of King Edward III (grandson of Edward I), whose tomb survives in All Saints Church. The body of King Richard II, eldest grandson and successor of King Edward III, was buried here after his probable murder at Pontefract Castle in 1400. It was later removed to Westminster Abbey, next to the Palace of Westminster. During the Second World War, the village was home to the secret headquarters in Britain of the Polish Underground army based at Barnes Lodge just off the Hempstead Road near Rucklers Lane.

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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