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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
and let's see if we can tempt you!

Temptation comes in many forms...

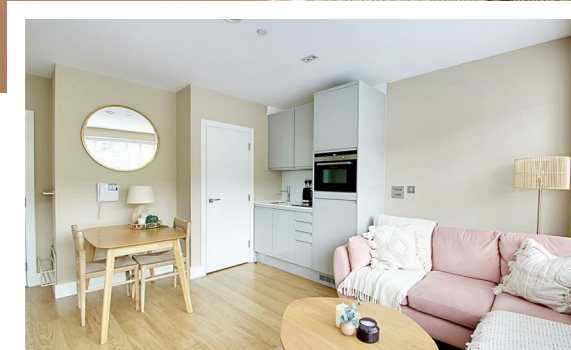


Kings Langley

GUIDE PRICE

£200,000

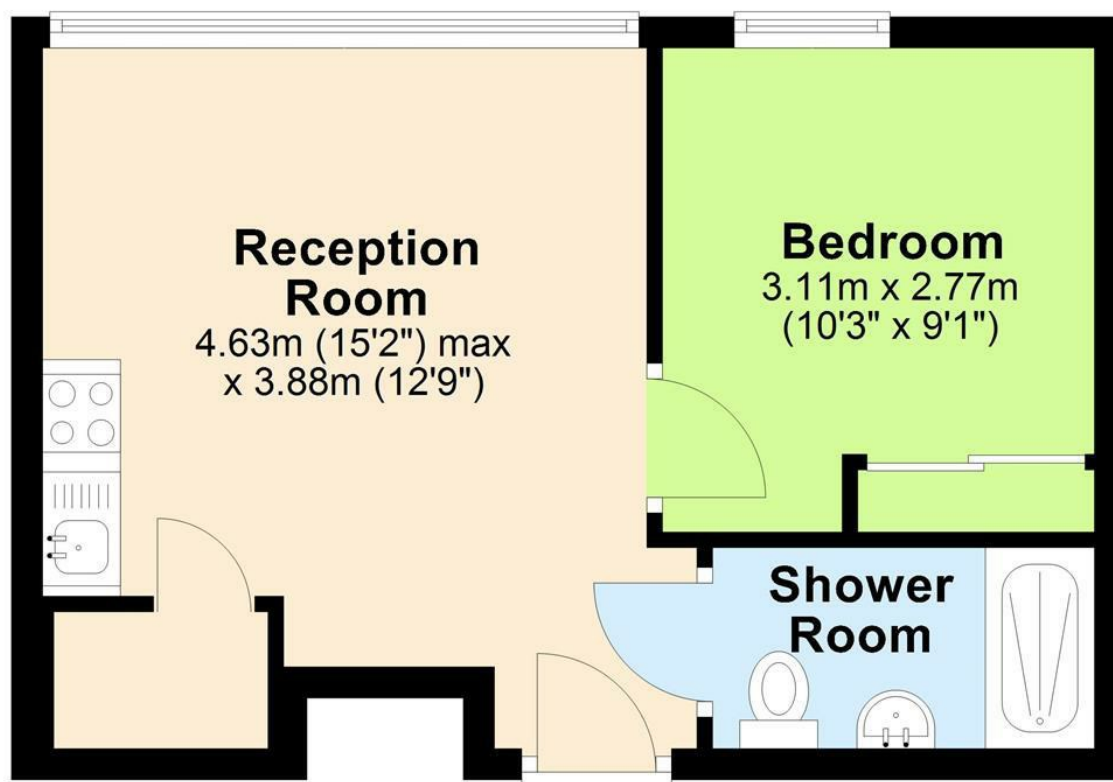
A beautifully presented one bedroom first floor apartment ideally located within walking distance of both Kings Langley Station and High Street. This superb property would make an ideal first time or investment purchase with an estimated rental income of £1250pcm.



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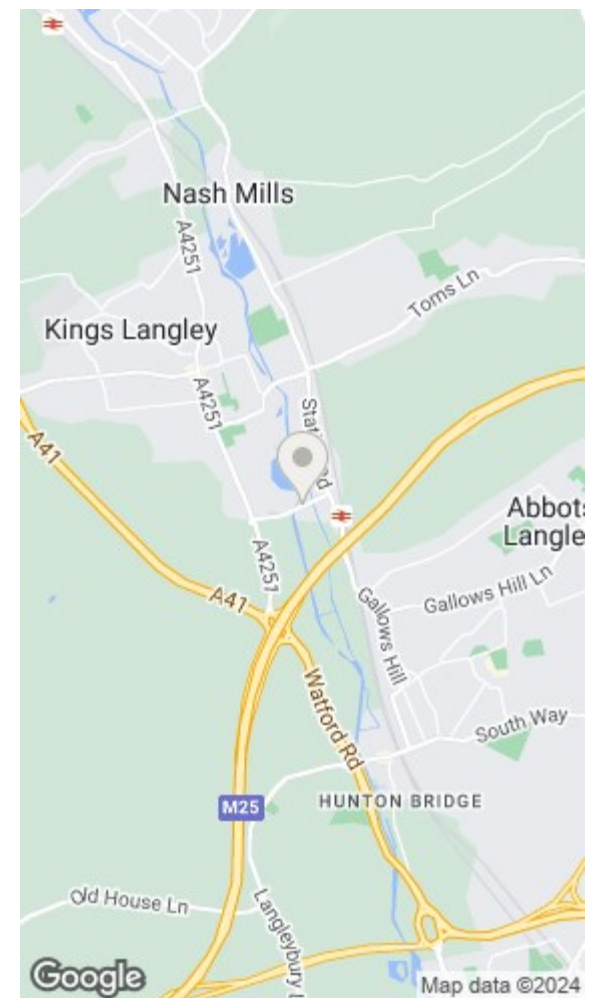
Ground Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 30.0 sq. metres (323.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



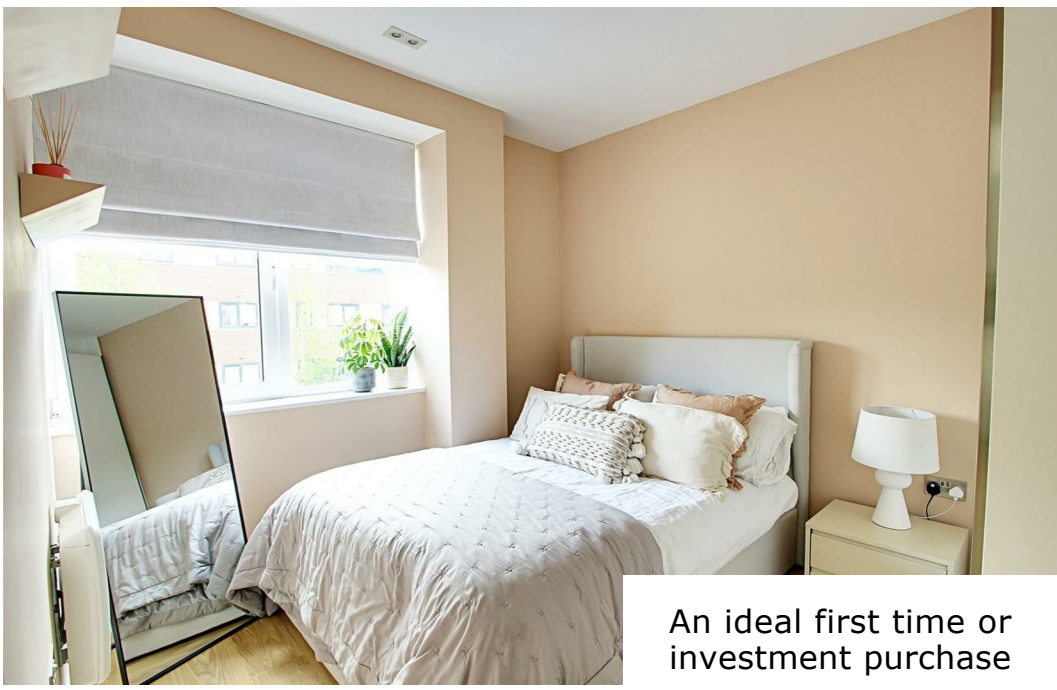
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	71		

Energy Efficiency Rating: A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 71, which corresponds to a 'C' grade.

Environmental Impact (CO₂) Rating: A scale from A (Very environmentally friendly - lower CO₂ emissions) to G (Not environmentally friendly - higher CO₂ emissions). The current rating is 71, which corresponds to a 'C' grade.

England & Wales | EU Directive 2002/91/EC





An ideal first time or investment purchase



The Apartment
 On passing through the secure barrier giving access to the block and car-park where you'll find the allocated space to go with this property, the apartment is found on the first floor. Upon entering the property you find yourself in the well-designed reception room which is flooded with natural light from the large window which takes up almost the entirety of one aspect. Well designed to provide clear zones for lounging as well as eating, the room also includes a kitchen area comprising floor and eye level units with a fridge/freezer integrated, a sink, an oven and a two-ring electric hob. A large cupboard provides storage as well as containing the hot water cylinder and space and plumbing for a washing machine. A door leads you to a beautifully appointed shower room fitted with a white three piece suite comprising WC, sink and large shower cubicle with a rainwater shower head. The shower room is fully tiled and benefits from a large fitted mirror as well as fitted mirror-fronted medicine cabinet and heated towel rail. Another door from the reception room leads to the bedroom with a window overlooking the main courtyard and fitted double wardrobe with sliding doors.

Lease Information
 We are advised that the lease length is 999 years from 01/01/2017.
 The service charge is £1525.68 pa
 The ground rent is £208 pa

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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 away. From Kings Langley station you can be in central London in approximately 30 minutes.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.



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