

01923 270 666  
Kings Langley, Abbots  
Langley & Watford:

01442 822 210  
Management  
Property

01442 879 996  
& Country Homes:  
Berkhamsted Select

01442 828 222  
Aylesbury & Villages:  
Ting, Wendover,

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...

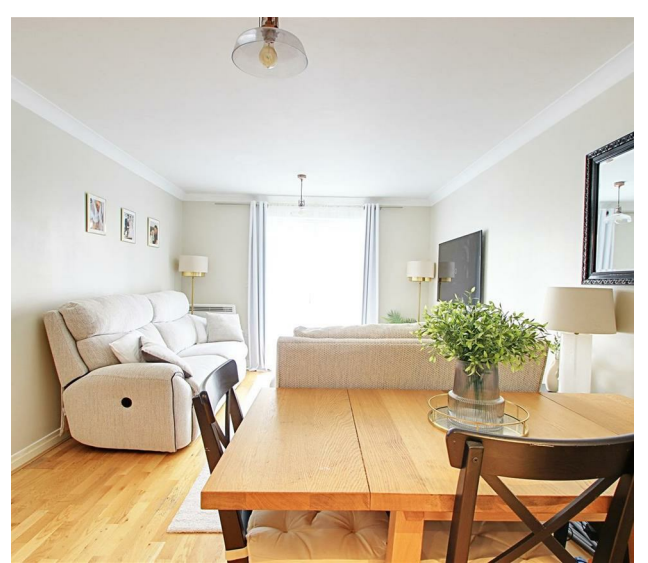
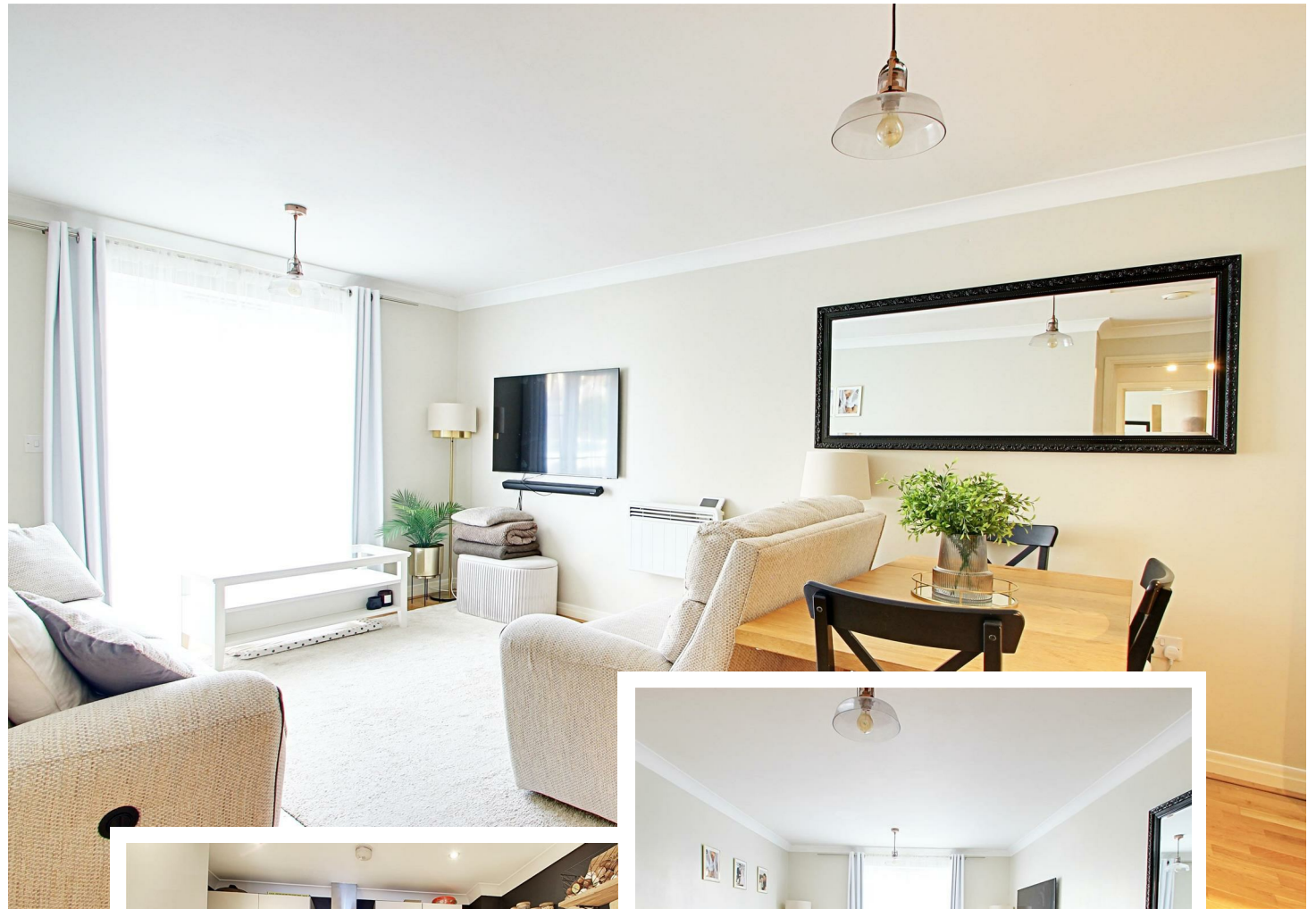


# Kings Langley

OFFERS IN EXCESS OF

£260,000

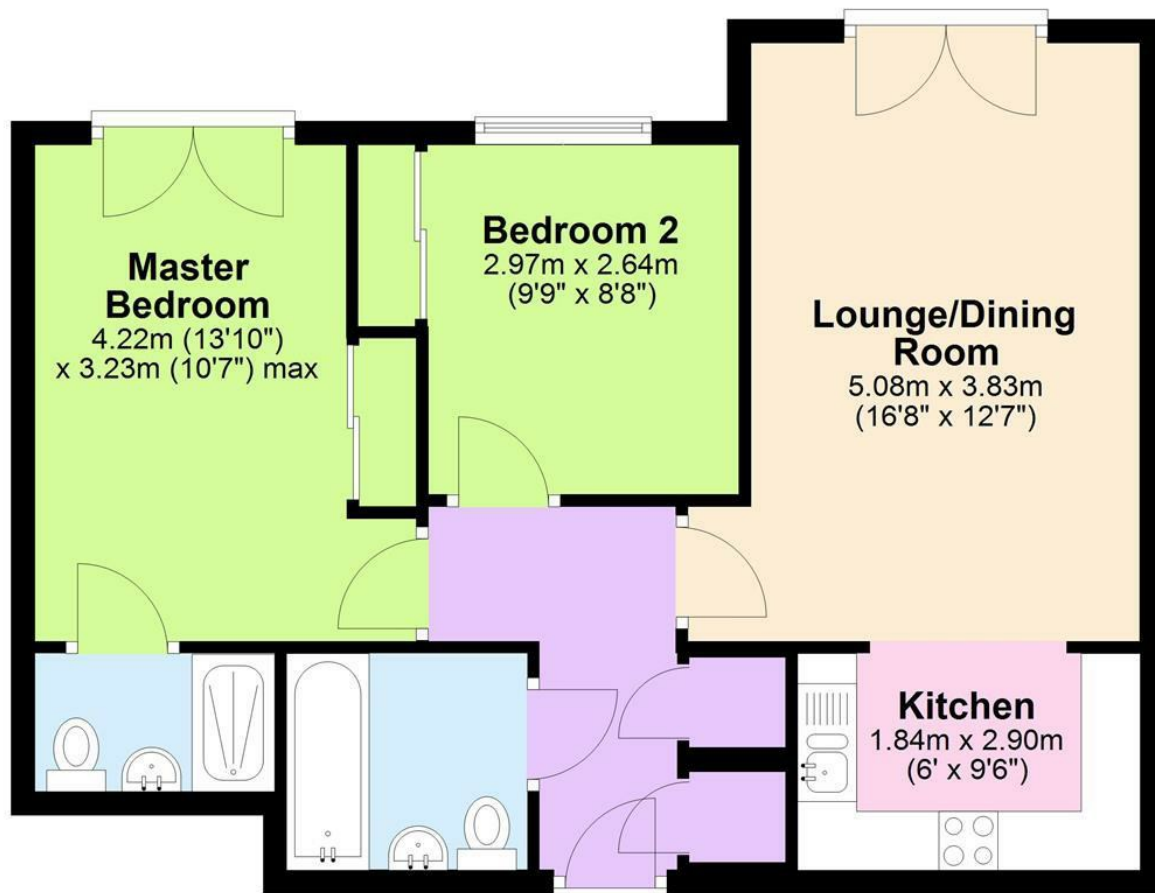
Recently refurbished and chain free, this modern apartment boasts spacious light filled interiors throughout and is located within walking distance to Kings Langley High Street and also in easy walking distance to the mainline train station. Sold with no chain.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

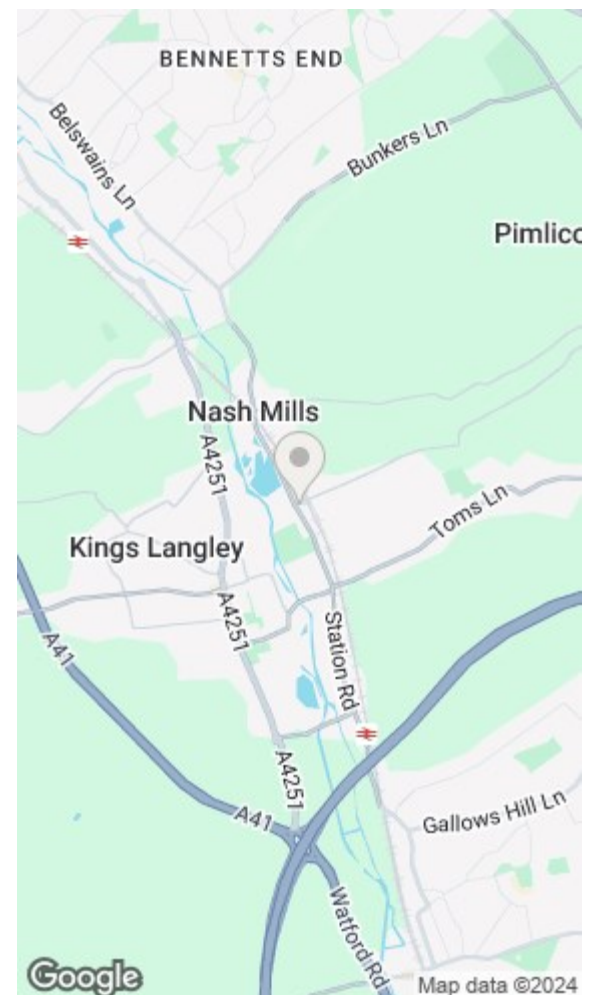
## Ground Floor

Approx. 59.1 sq. metres (635.6 sq. feet)



Total area: approx. 59.1 sq. metres (635.6 sq. feet)

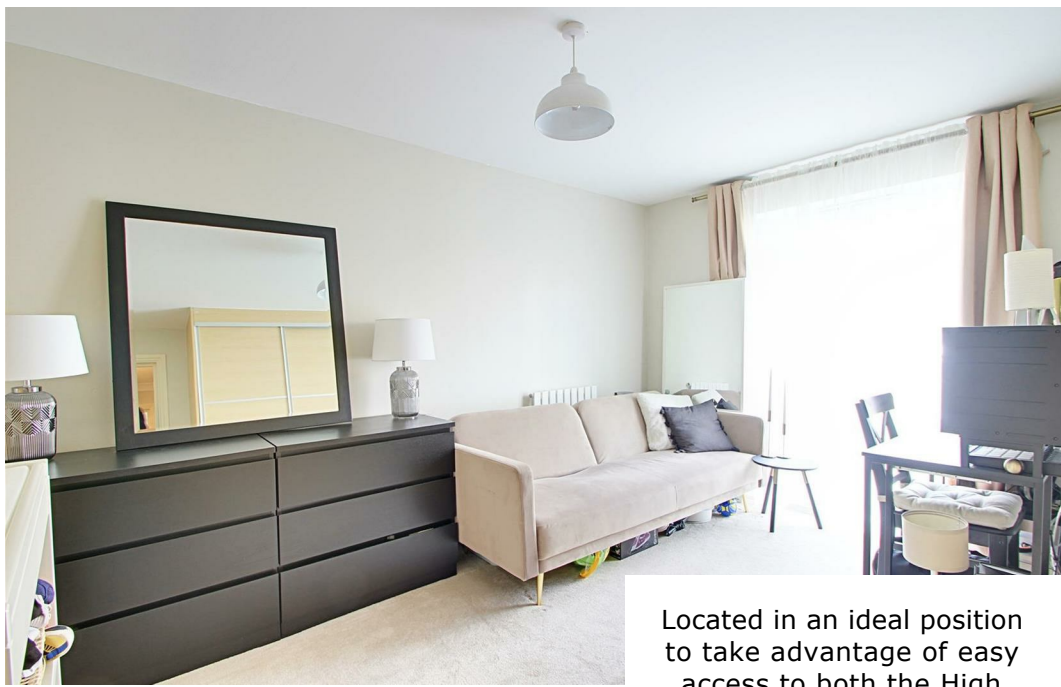
All measurements are approximate.  
Plan produced using PlanUp.



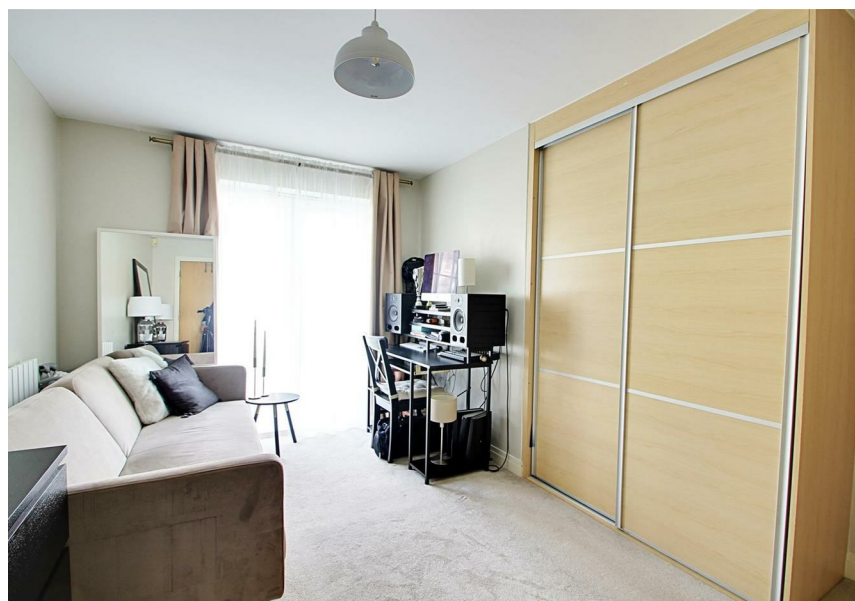
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	84		

England & Wales EU Directive 2002/91/EC





Located in an ideal position to take advantage of easy access to both the High Street, canals and mainline train station.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

### The Apartment

The accommodation comprises an entrance hallway, versatile storage and doors providing access to all rooms including the main reception room. The reception room flows seamlessly into a fully functional fitted kitchen with a range of units and integrated appliances. The hallway also provides access to an inviting principal bedroom boasting an en-suite, followed by a second double bedroom and a family bathroom. Externally there is allocated parking and communal gardens.

### The Lease

We are advised by the seller the property has a lease of 125 years with 105 years remaining. The ground rent is £290 per annum while the service charges are £170 per calendar month.

### The Location

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 tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

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

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

