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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

OFFERS IN EXCESS OF £250,000

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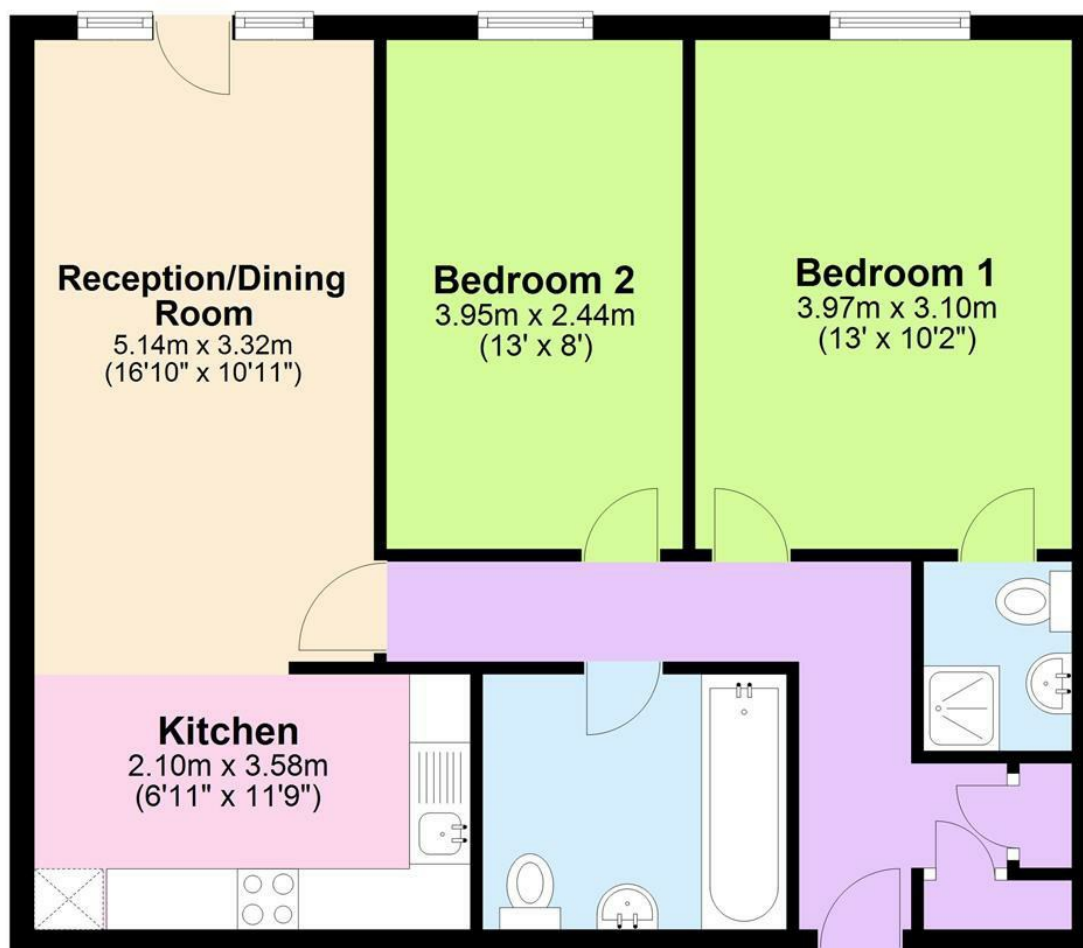
Sterling are delighted to offer for sale this well presented two bedroom apartment situated on the fourth floor of this iconic building. Ideally situated for Kings Langley High Street and Station as well as further transport links, this property is ideal for a first time buyer or investor.



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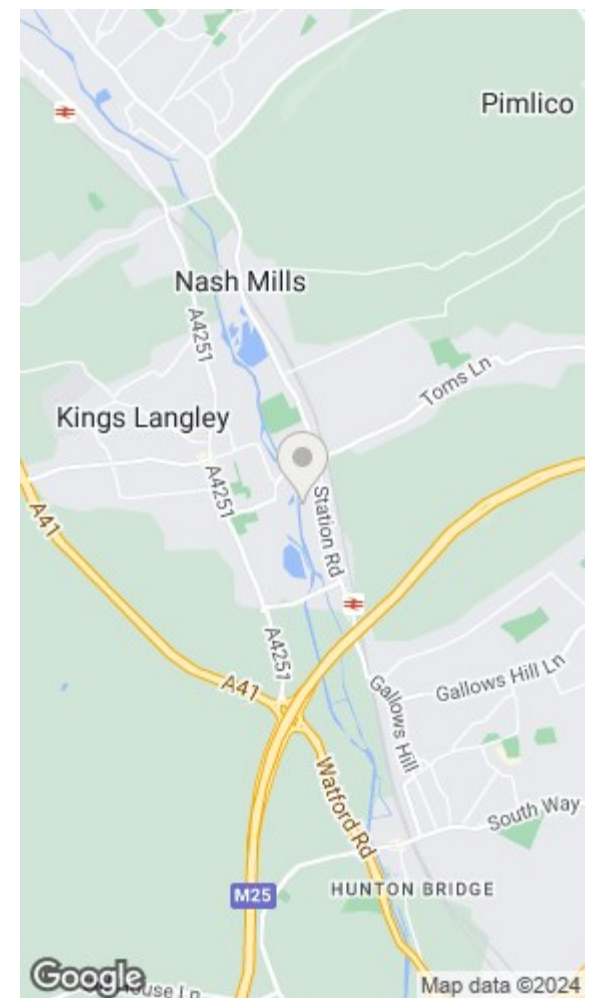
Fourth Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



Total area: approx. 60.3 sq. metres (648.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



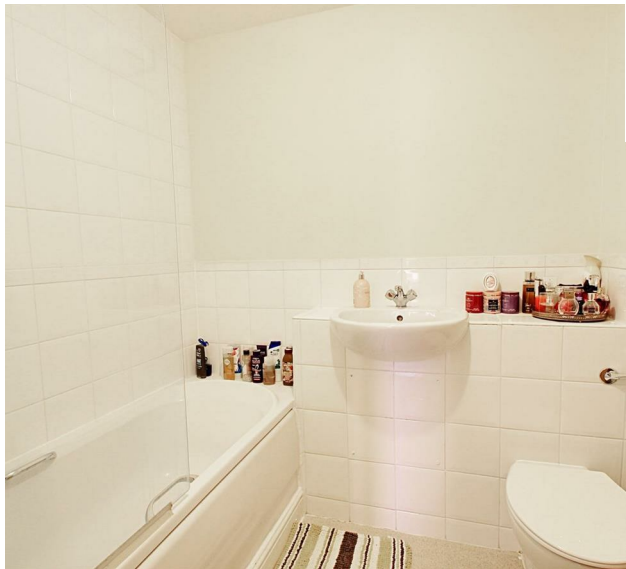
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	82		

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





A bright and spacious two bed apartment in this iconic local landmark.



The Property
This two bedroom flat is conveniently located close to local transport links and amenities.

The property benefits from a large open plan lounge/diner and a kitchen with integrated appliances. There are cupboards in the hallway providing ample storage space and a modern family bathroom. There are two good sized bedrooms, the master has a spacious en-suite with a shower.

Further benefits include secure allocated parking.

Lease Details
Lease 125 years from 31st December 2005
Service Charge £3600 per annum
Ground Rent £200 per annum

Location
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.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovington.

Agent's Information for Buyers

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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.
3. Copies of your Passport/Driving License as photo identification.

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



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