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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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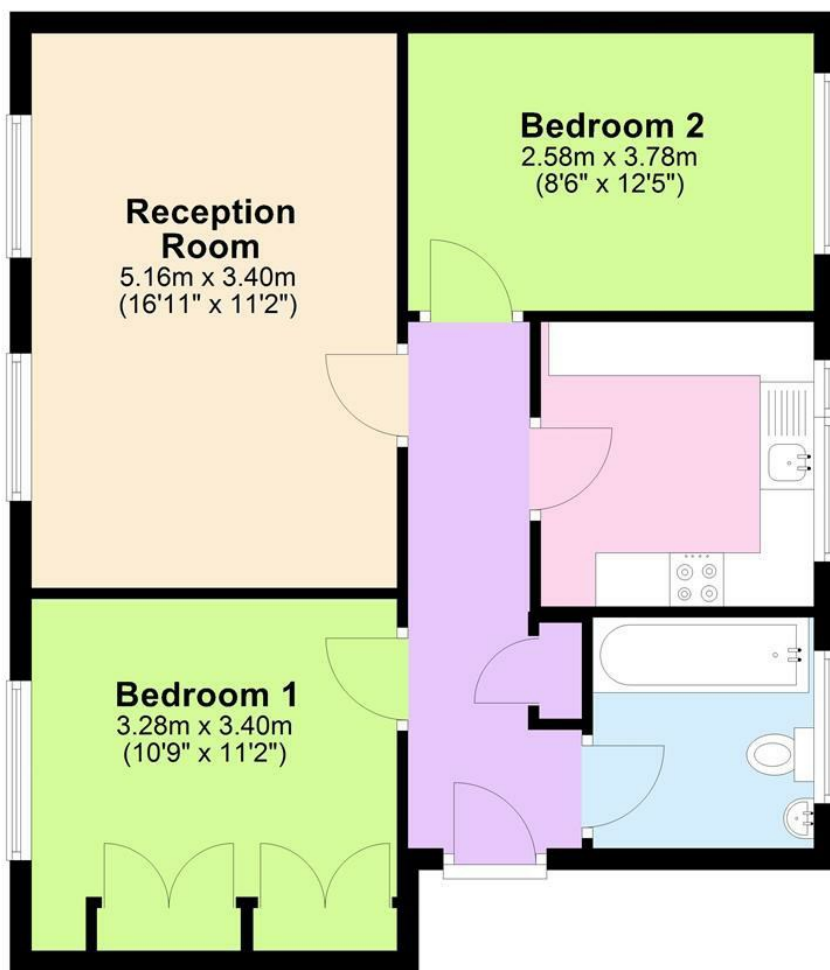
We are delighted to present this wonderful two bedroom apartment to the open market. Realistically priced the property would make an ideal first time purchase, buy to let purchase (estimated rental income £1400 pcm) or great for a downsizer looking for a lock up and leave!



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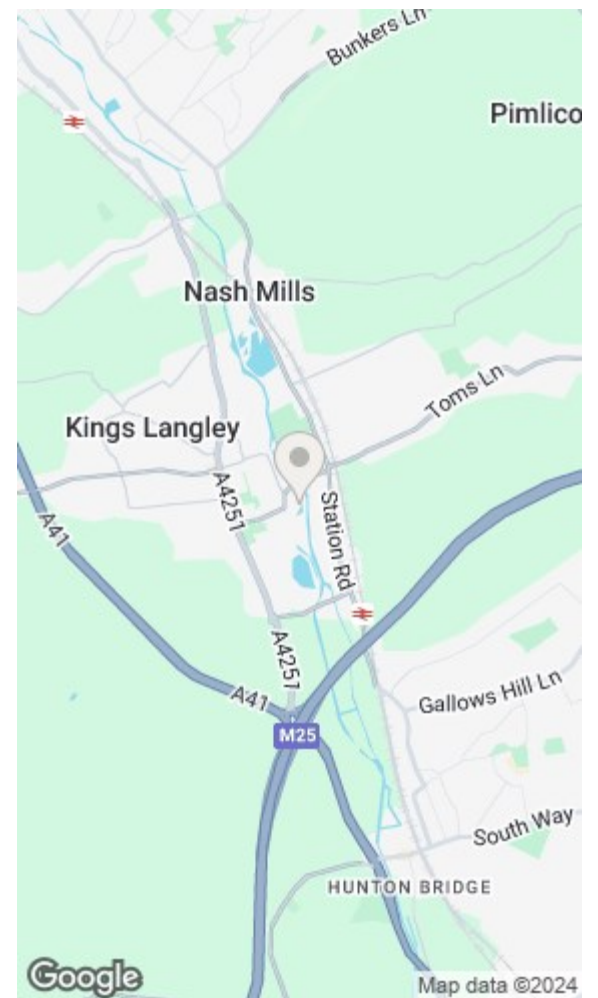
First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



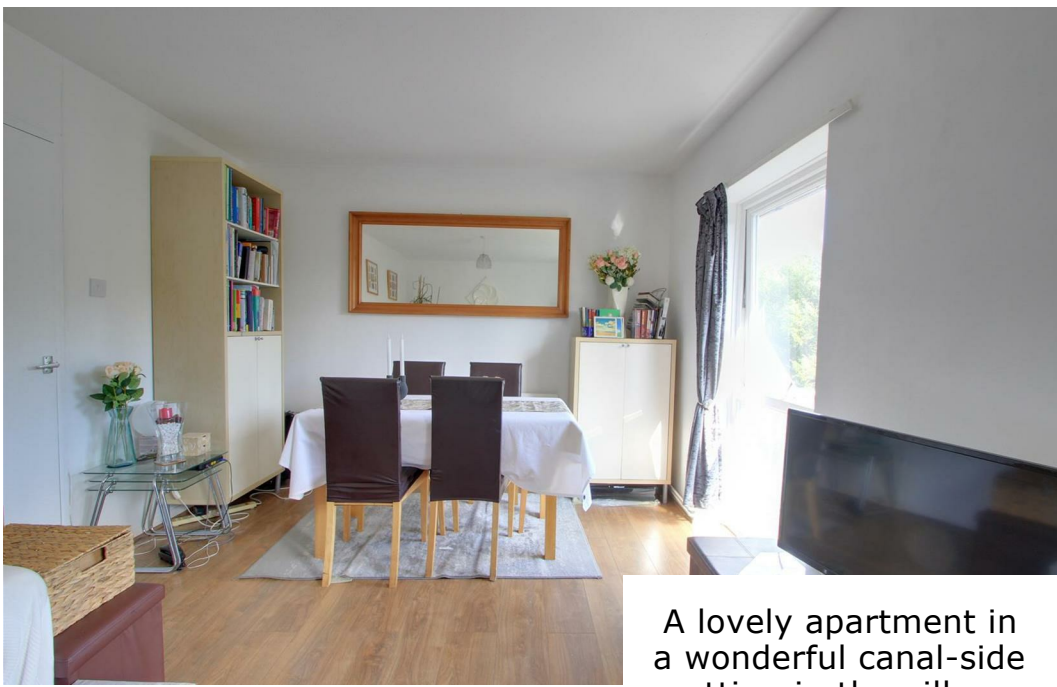
Total area: approx. 58.4 sq. metres (628.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	76		





A lovely apartment in a wonderful canal-side setting in the village centre of Kings Langley.



The Apartment
A spacious, bright and airy two-bedroom apartment set over the first floor of a popular development situated within walking distance of Kings Langley Station. Internally the property comprises an entrance hallway, spacious reception room, two well-proportioned bedrooms, a modern fitted kitchen with appliances and a bathroom with a shower. In addition, there is off-street parking, the property also benefits from double glazing throughout and access to the communal gardens.

Lease Information
Leasehold Info;
140 Years remaining on the lease
Service charge £149 Per month
Ground Rent £100 Per annum

The 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.

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will

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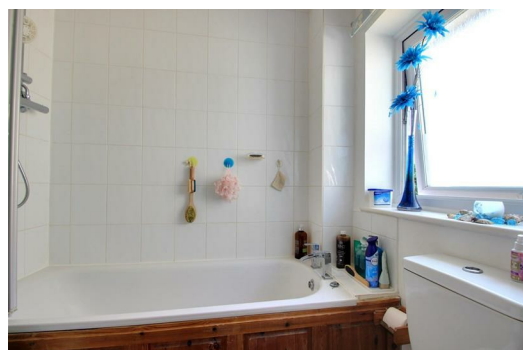
require the following information before we enter negotiations:

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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