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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

£275,000

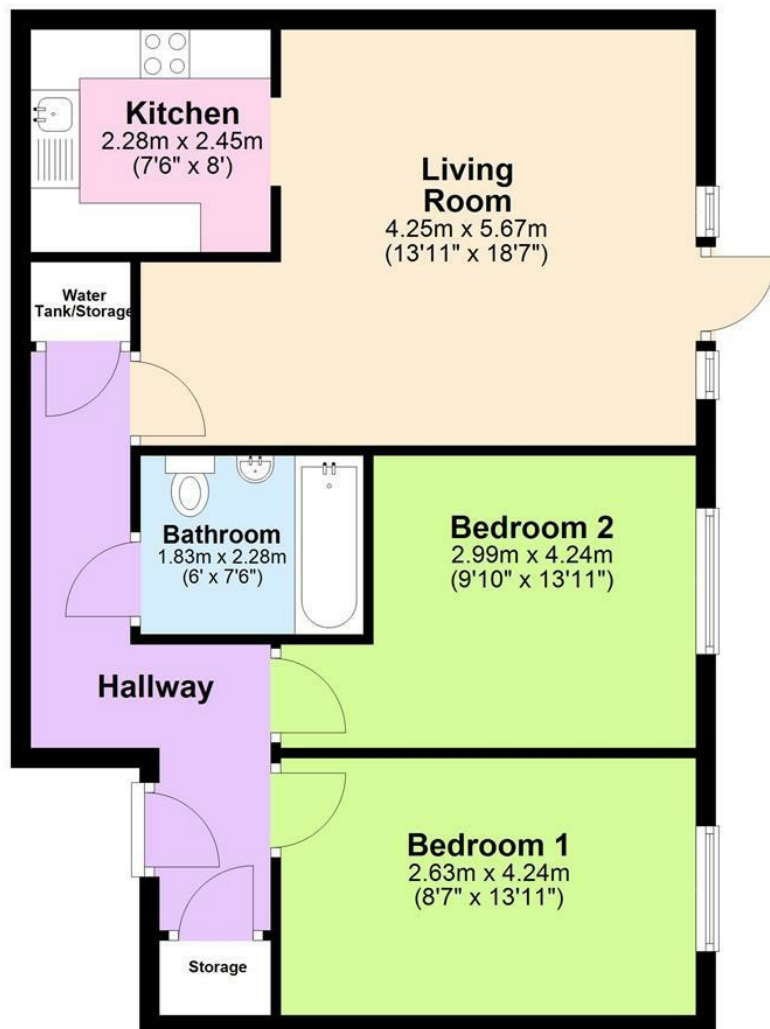
A spacious and well presented two double bedroom ground floor apartment with allocated parking for two vehicles located in this popular development within easy walking distance of both Kings Langley High Street and Station. With accommodation comprising kitchen, living/dining room, two double bedrooms and a family bathroom this property is ideal for first-time buyers, investors (est £1,500pcm rental income), downsizers or as a 'lock-up-and-leave'.



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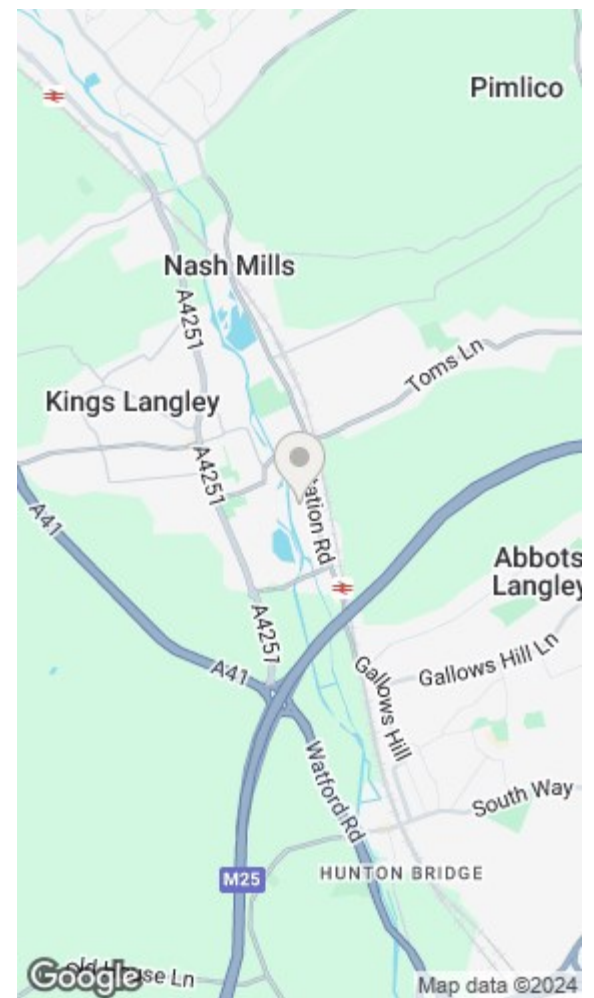
## Ground Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	81		

England & Wales EU Directive 2002/91/EC



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A well presented and spacious ground floor two double bedroom apartment.



**The Accommodation**  
 Entering the property you find yourself in the entrance hall with doors leading to all accommodation and with the airing cupboard and a further storage cupboard. The Living/Dining room is a large, light-filled space offering numerous configuration options with a door opening to the communal gardens and an opening to the kitchen. The kitchen has been recently refurbished and is fully fitted with a range of base and eye level units with worksurfaces over an integrated oven and hob and space for a washing machine and fridge/freezer. Both bedrooms are generous doubles and the bathroom is fitted with a white three-piece suite comprising WC, wash-hand basin and bath with shower over.

**The Exterior**  
 The apartment is situated on the ground floor and is accessed via an intercom entry secure door. The property benefits from two allocated parking spaces in close proximity to the front door. There is also a children's play area within the development as well as access to the Grand Union Canal.



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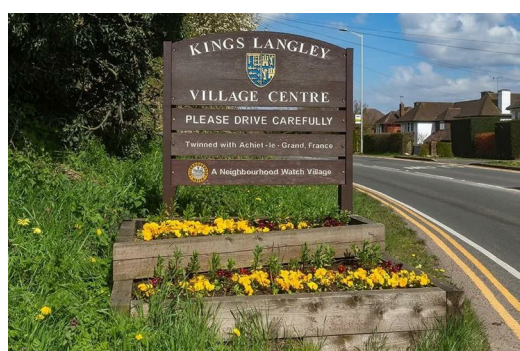
**The Location**

Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

The property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station providing a fast and regular service to London Euston and only a 15 minute drive to underground stations on the Metropolitan line.

Agent's 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. 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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