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# Temptation comes in many forms...



Kings Langley  
OFFERS IN EXCESS OF £325,000

# Kings Langley

OFFERS IN EXCESS OF

£325,000

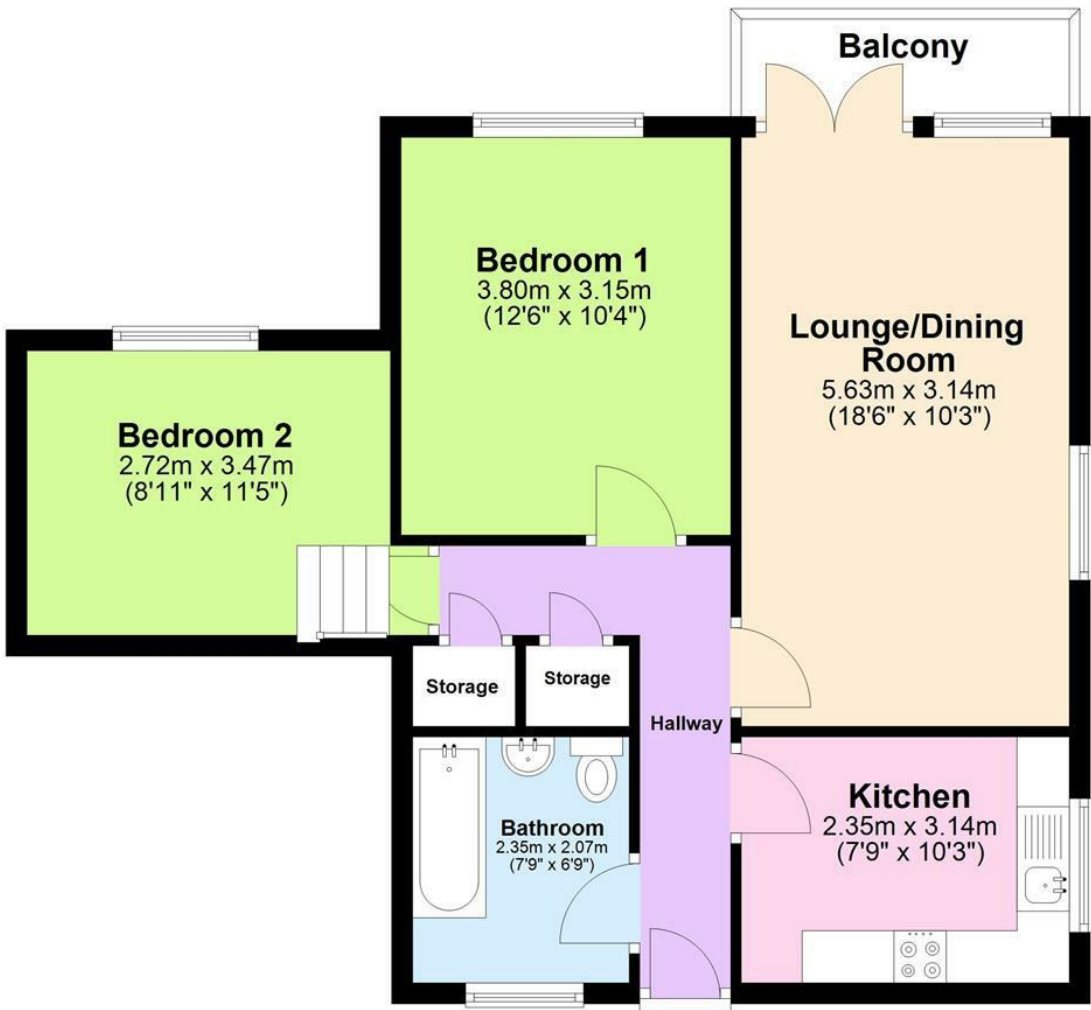
Offered Chain Free comes this two-bedroom, first-floor maisonette, located in the heart of Kings Langley village. Nestled in a charming, purpose-built development just a minute from the High Street, the property features a spacious lounge/dining room with doors opening onto a private, south-facing balcony. The maisonette includes an updated bathroom suite, a modern kitchen, private parking, and both front and rear gardens.



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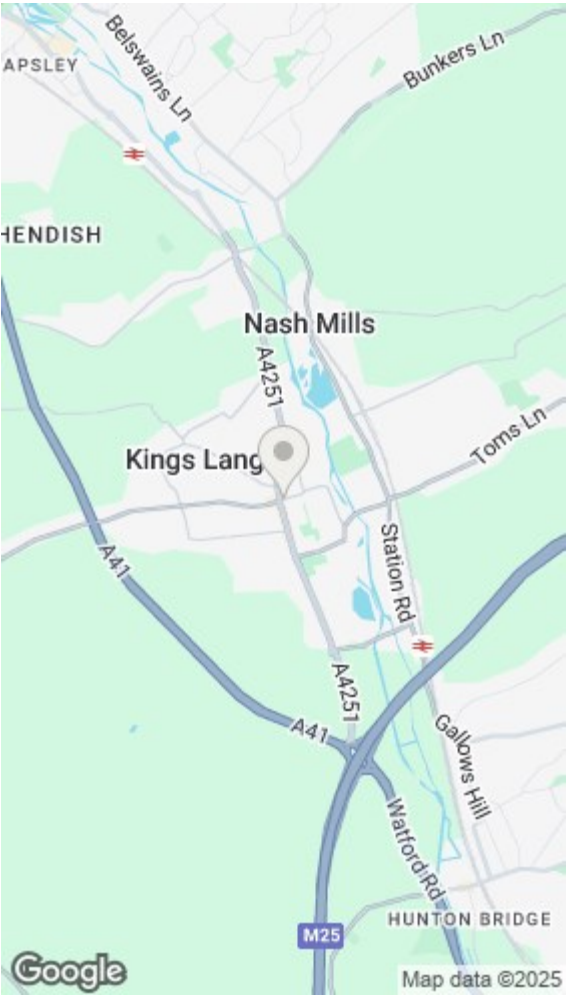
## First Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



Total area: approx. 61.7 sq. metres (663.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

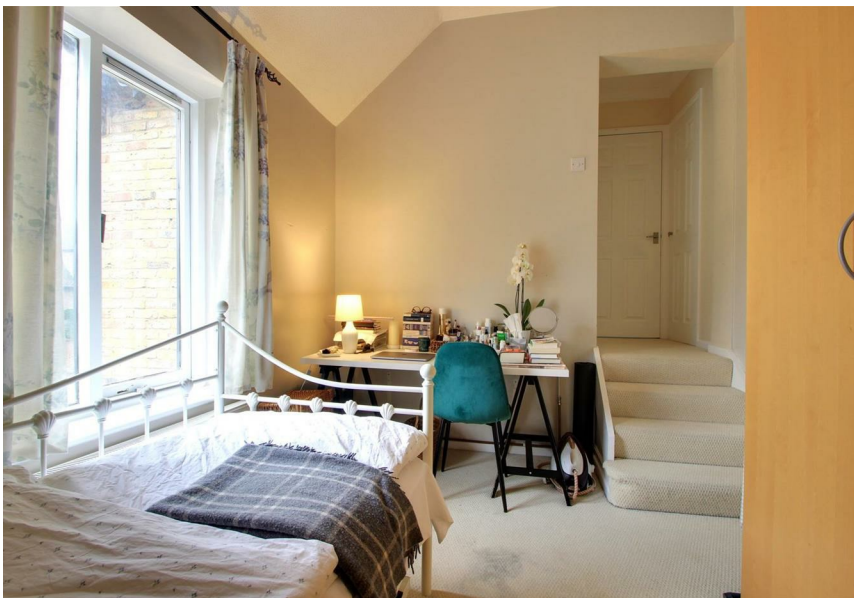


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





This two-bedroom, first-floor maisonette, located in the heart of Kings Langley village, offers the convenience of no upward sales chain.



#### The Accommodation

The property is accessible via a single flight of stairs from the communal/parking area. Upon entering, you're welcomed into a bright and inviting hallway with well-placed doors on either side. To the left, you'll find a sleek, modern bathroom suite, fully fitted with contemporary fixtures. On the right, a stylishly designed, fully equipped kitchen awaits, featuring modern cabinets/workspace, with plenty of room for additional appliances.

Continuing down the hallway, you'll discover a generous lounge and dining area, perfect for both relaxation and entertaining. The room is bathed in natural light from large double doors that open directly onto a private, south-facing balcony.

Further along the hallway, additional storage cupboards provide convenient and accessible space for organizing essentials, keeping the home tidy and uncluttered. At the end of the hall, you'll find two generously sized bedrooms, each thoughtfully designed to capture ample natural light through large windows. These rooms offer versatility, with space for wardrobes, desks, or additional seating, making them ideal for restful retreats or multifunctional spaces.

#### The Exterior

The balcony overlooks The Nap and has southern facing benefits. This is ideal for morning coffee, outdoor dining, or simply unwinding in the sun, offering tranquil views and a peaceful atmosphere. Furthermore, outside you benefit well maintained communal grounds and an allocated parking space.

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#### The Location

Langelei Court is located just a short walk from Kings Langley High Street. The property is conveniently close to shops, cafes, and restaurants, while also offering easy access to Kings Langley station, which provides a 25-minute rail link to London Euston. For drivers, the M25 and M1 are nearby, connecting you to broader destinations.

#### Leasehold Information

Leasehold - 92 Years Remaining  
Annual Service Charge - £711  
Ground Rent - £250 per annum

#### Agents Information To 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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

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