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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 THE REGION OF £315,000

Kings Langley

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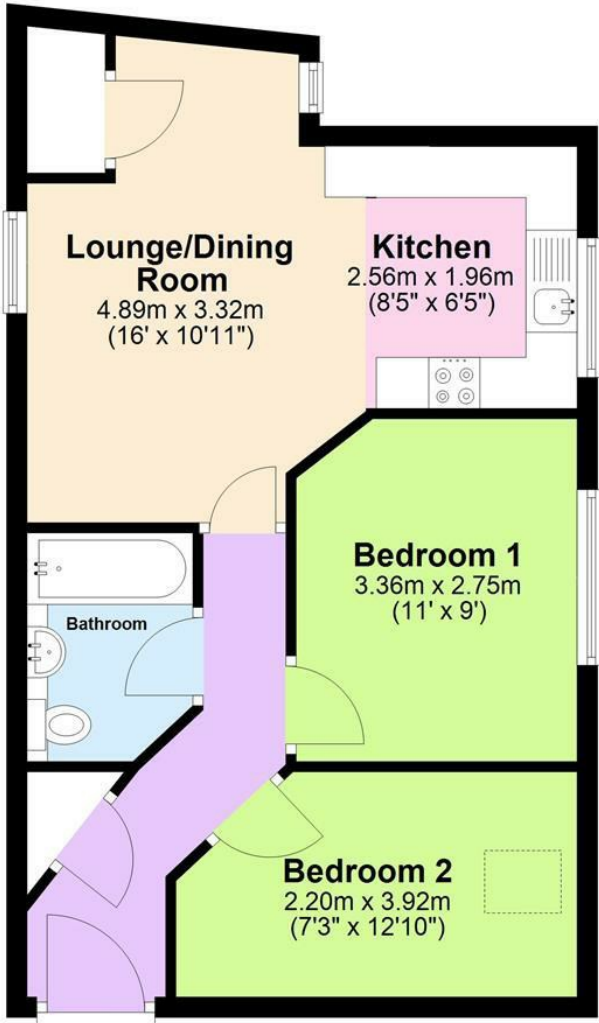
NO UPPER CHAIN Sterling are delighted to offer this immaculately presented two bedroom first floor flat located along the popular High Street in Kings Langley. In stunning condition, the property comprises two well proportioned bedrooms, modern bathroom suite an open plan lounge/dining room and an updated fitted kitchen with integrated appliances. The property's locale is ideal for those looking for their first home, close to the local amenities that Kings Langley has to offer. The property boasts one additional parking space to the rear.



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First Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



Total area: approx. 47.5 sq. metres (511.8 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



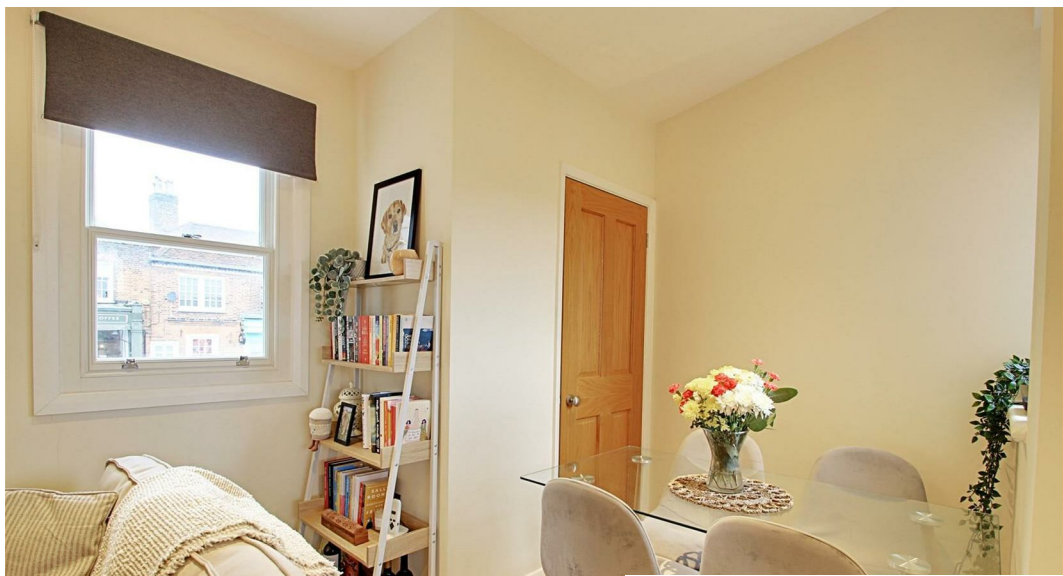
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E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



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A beautifully presented two bedroom apartment ideal for first time or investment buyers.



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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.

Lease Information

Lease Remaining - 118 years remaining
Service Charge - £836.70 per annum
Ground Rent - £250 per annum

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 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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The Accomodation

Access to the property is provided through a secure communal entrance, which serves this dwelling as well as others within the building. Upon entering the property, you are immediately greeted by an abundance of natural light streaming through the dual-aspect windows, offering a bright and airy atmosphere, with views from both sides of the property. The interior boasts a modern and sleek finish throughout, with high-quality fixtures and fittings that enhance the contemporary feel.

The property features two generously proportioned bedrooms, each designed to offer comfort and flexibility for various living arrangements. There is also additional space for storage. The modern bathroom suite is tastefully finished, with stylish tiling and contemporary fixtures.

As you move further into the property, you are welcomed into the spacious open-plan lounge/dining area. This area flows seamlessly into the updated kitchen, which has been thoughtfully designed with functionality in mind. The kitchen comes complete with integrated appliances, including a built-in oven, hob, fridge, and dishwasher, providing all the essentials for modern living. This open-plan layout creates a wonderful sense of space and connection, making the property ideal for contemporary lifestyles

The Exterior

The property entrance is conveniently set back from the High Street, with access located behind commercial premises. The rear entrance is restricted to residents and the owners of the shop below. The property includes one allocated parking space, and for any additional parking needs, there are nearby roads and free car parks available for extra vehicles or guests.