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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

PRICE GUIDE £400,000



# Kings Langley

## PRICE GUIDE

£400,000

Offered with no upper chain, Sterling is delighted to present this stunning, ground floor three-double-bedroom duplex apartment, featuring a private enclosed terrace and resident parking. Situated within the iconic Ovaltine Court development, the property is conveniently located within easy reach of Kings Langley Station, providing direct services to London via Euston Station.



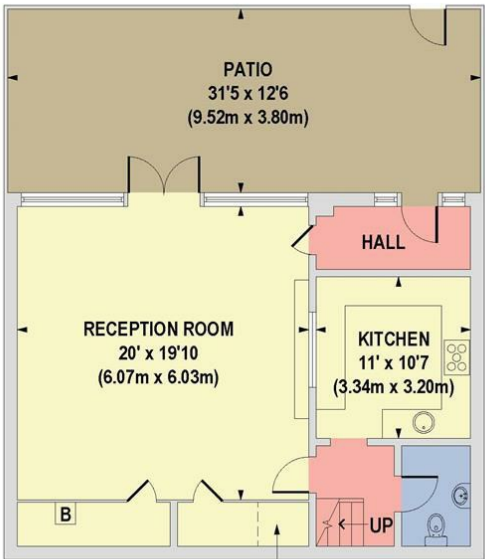
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## OVALTINE DRIVE

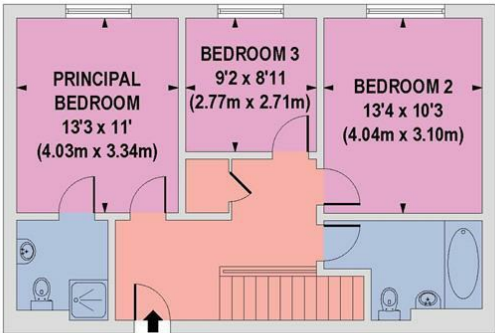
Langley

Approximate Gross Internal Floor Area

1352 sq. ft / 125.56 sq. m (Including Restricted Height Area & Storage)  
1289 sq. ft / 119.77 sq. m (Excluding Restricted Height Area & Storage)



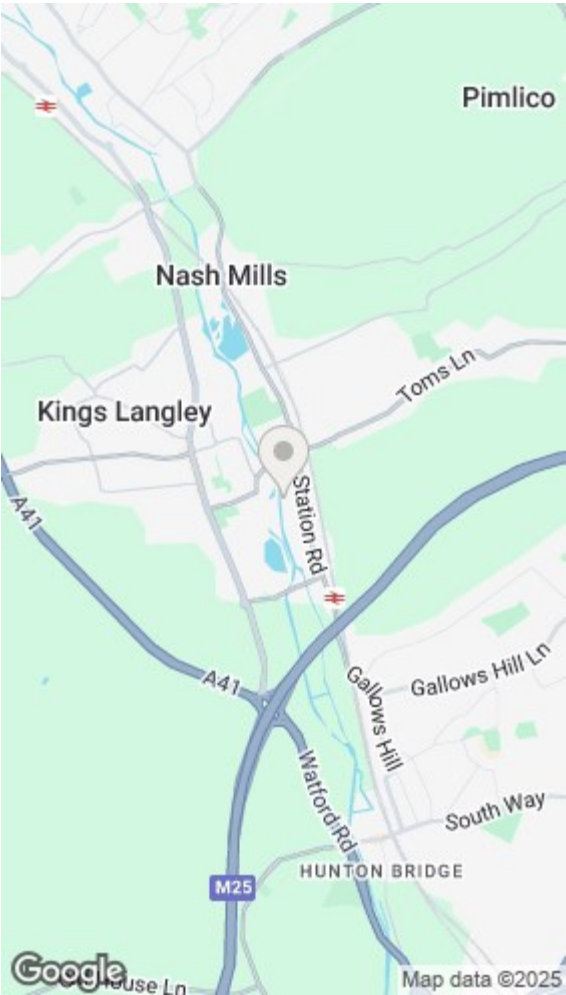
GROUND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE  
PROPERTY MARKETING



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









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#### Ground Floor

The property can be accessed directly from the front (without having to use the communal entrance) and offers a gated courtyard providing space for a seating area. The property is accessed via an entrance lobby providing ample space for bikes, coats and every day essentials which then opens through to a generous reception/dining room (approx 20ft x 20ft) with double glazed, floor to ceiling double doors opening out the courtyard seating area. This room also benefits from convenient storage and airing cupboards. The kitchen is located off an inner hallway and comprises of a range of wall and base level units with roll top work surfaces and feature range cooker. Also to the ground floor is a downstairs cloakroom with low level wc and wash hand basin. Stairs rise up to the first floor landing.

#### First Floor

To the first floor the property comprises of a large landing with doors opening through to all three bedrooms and a family bathroom. Also off the landing is the front door (opening out to the communal areas). Bedroom one boasts its own en suite shower room, whilst bedrooms two and three are both double rooms. The family bathroom is a three piece suite comprising bath with wall mounted shower attachment, low level wc and wash hand basin.

#### Outside

Externally the property boasts a outside terrace spanning the entire width of the apartment, its own private entrance, resident parking and has the added benefit of being within walking distance to the station. There is one allocated parking space and further spaces available by purchase of additional permits.

#### Lease Information

We are advised there is 110 years remaining on the lease.  
£225 per annum ground rent.  
£3,622.39 per annum service charges.

#### The Location

Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

There is a mainline train station to the east of the village which serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports

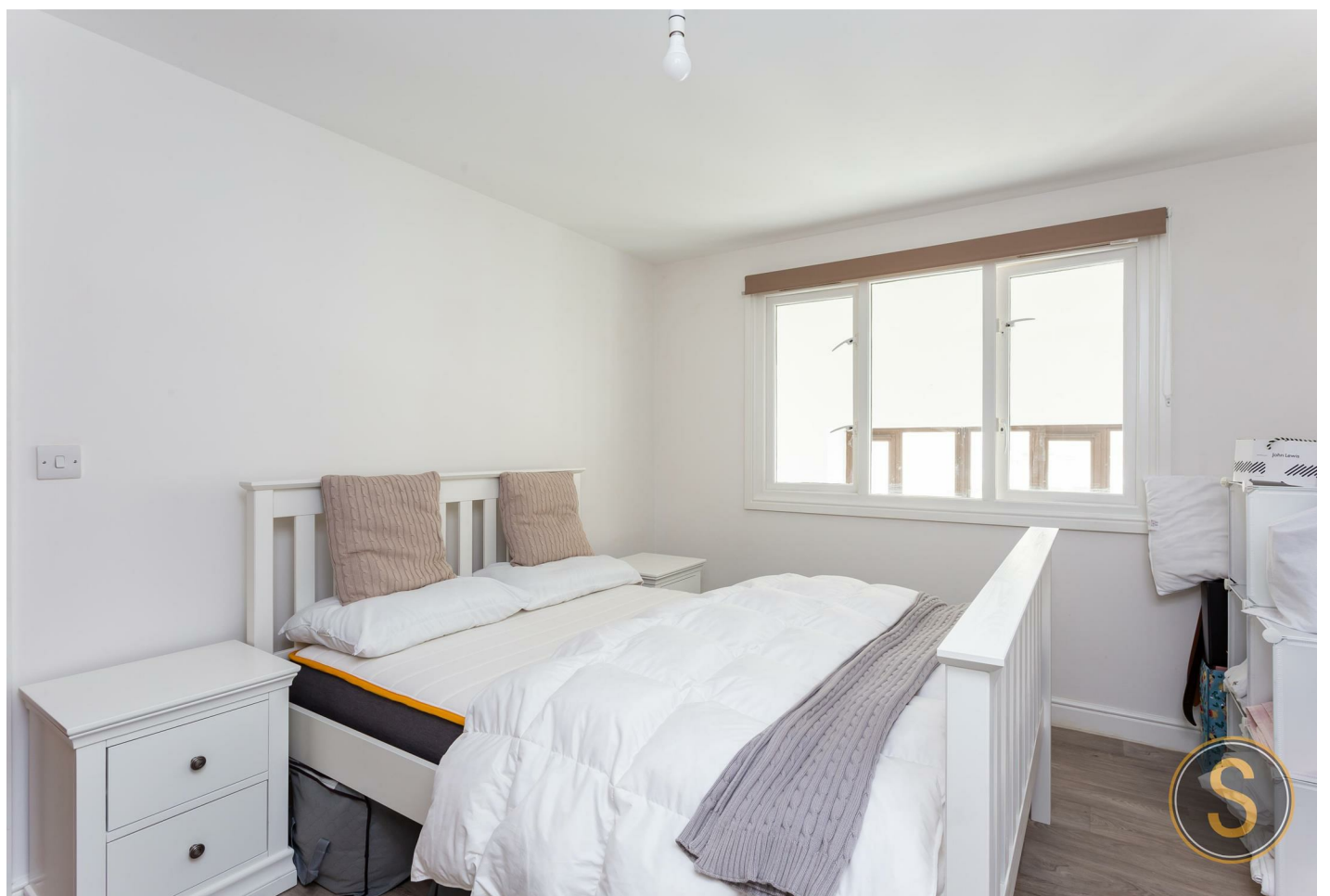
#### Agents information for buyers

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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