



www.sterlinghomes.co.uk

Ting, Wendover,
Aylesbury & Villages:
01442 828 222
Berkhamsted Select
& Country Homes:
01442 879 996
Property
Management
01442 822 210
Kings Langley, Abbots
Langley & Watford:
01923 270 666

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 £300,000

Kings Langley

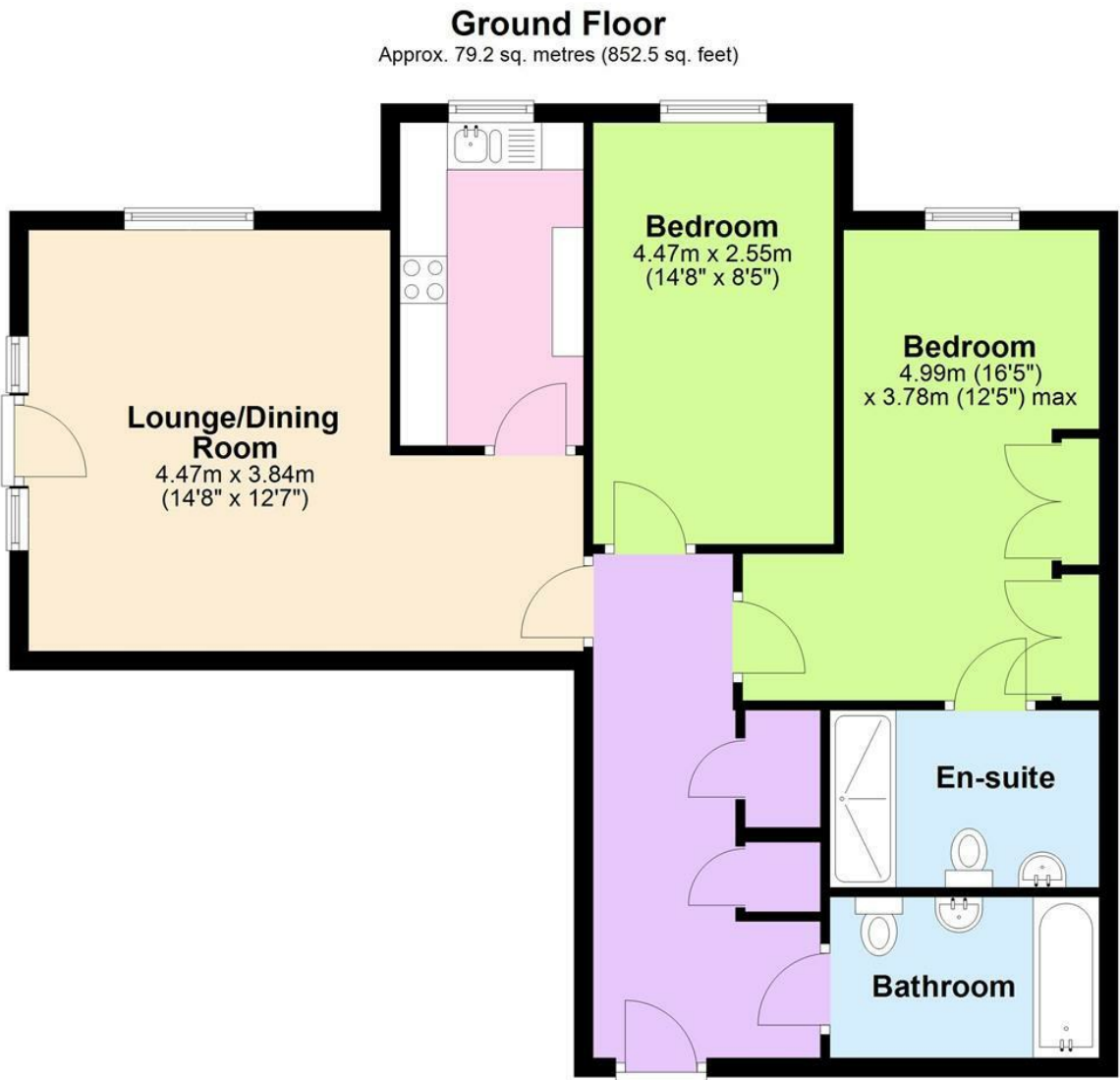
OFFERS IN EXCESS OF

£300,000

Sterling are pleased to offer for sale this well presented two double bedroom apartment with allocated parking set on the ground floor of the Ovaltine Development with views over the Grand Union Canal and situated within easy reach of Kings Langley Station.

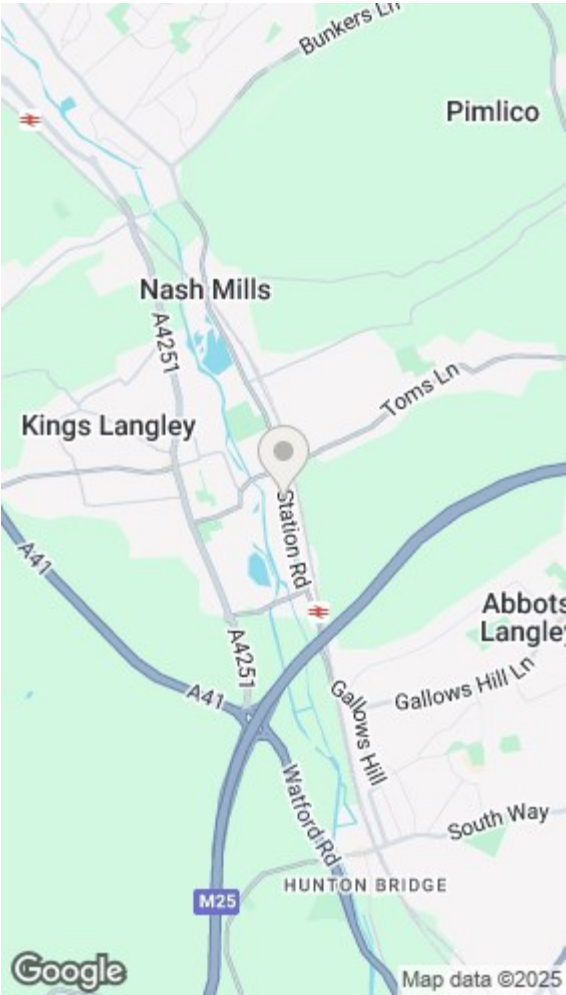


www.sterlinghomes.co.uk



Total area: approx. 79.2 sq. metres (852.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A spacious and well presented two double bedroom apartment in this iconic development with canal views.



Description

This two bedroom flat is conveniently located close to local transport links and amenities, with excellent views of the grand union canal.

Internally the accommodation comprises entrance hallway, with walnut wooden flooring throughout the entrance hall and into the spacious reception/dining room with Juliet balcony, fitted kitchen with appliances, two well appointed bedrooms, the master with en-suite, which features a walk in shower, and further bathroom with overhead shower. In addition to secure under croft parking this delightful property also benefits from passenger lift and multiple views of the Grand Union Canal

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 Bovingdon.

Distance to Stations

Kings Langley Station (0.4 Miles)

Apsley Station (1.7 Miles)

Hemel Hempstead Station (3.0 Miles)

www.sterlinghomes.co.uk

Lease Details

Lease 125 years from 31st December 2005

Service Charge £3223.00 per annum

Ground Rent £200 per annum

The service charge covers a wide range of expenses, including (but not limited to): water rates for each flat, buildings insurance, cleaning of the building, servicing of the lifts, operation of the CCTV, upkeep of the communal areas, maintenance of the grounds (including the private area on the Ovaltine side of the canal), as well as the maintenance of all external doors and windows of the apartment.

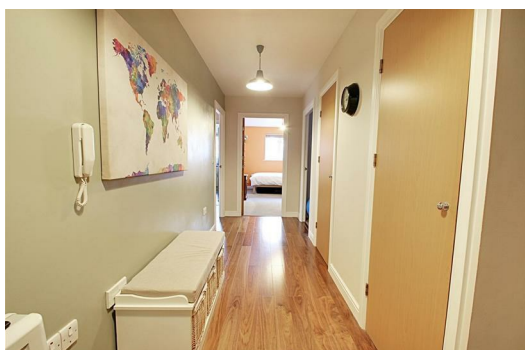
Agents Information For Buyers

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.



www.sterlinghomes.co.uk