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you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



Kings Langley
OFFERS IN THE REGION OF £250,000

Kings Langley

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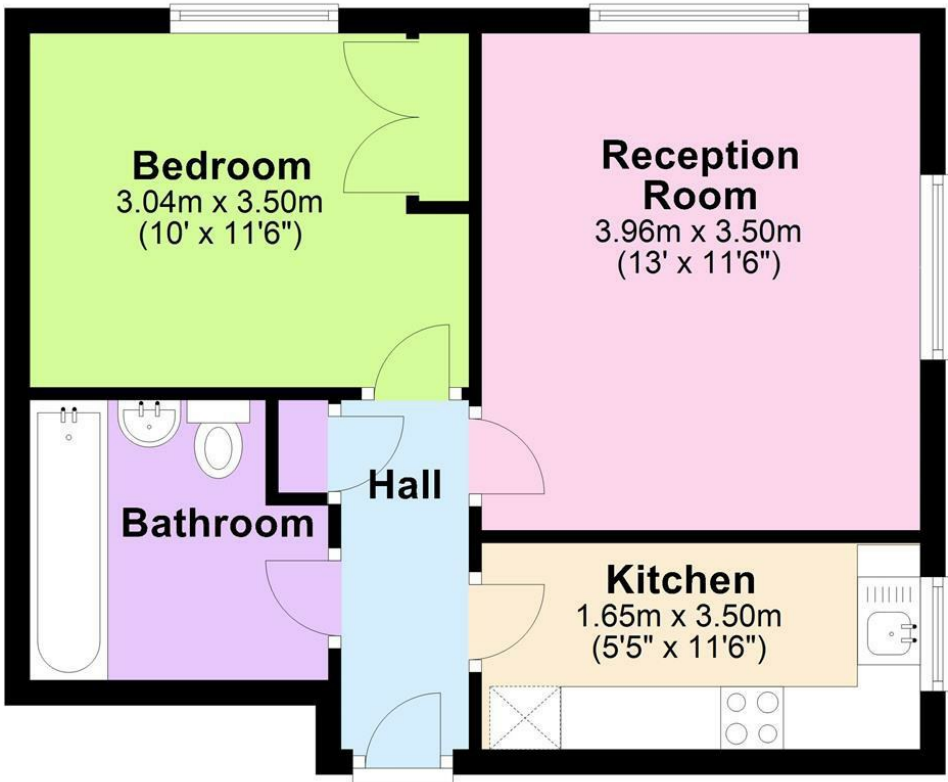
Sterling is pleased to offer for sale this stunning one bedroom apartment with allocated parking set over the second floor of a popular development situated within walking distance of Kings Langley Station. Offered with no upper chain.



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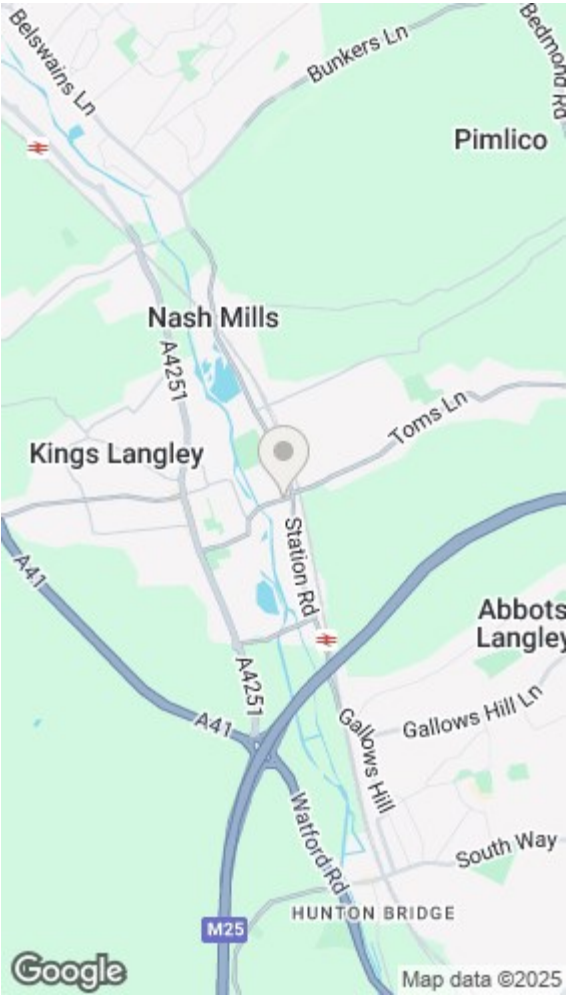
Second Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 39.2 sq. metres (421.9 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 beautifully presented one-bedroom apartment offered with no upper chain!



Accommodation
Internally, the accommodation comprises a welcoming entrance hallway leading to a stylish and contemporary kitchen, fitted with sleek modern cabinetry. The spacious dual-aspect reception room is filled with natural light, providing an ideal space for both relaxing and entertaining. The property features a generously sized double bedroom with built-in storage, offering ample space for organization. Completing the accommodation is a luxurious bathroom, beautifully designed with high-end fixtures, a walk-in shower, and underfloor heating for added comfort.

Outside
In addition to allocated parking, this delightful apartment also benefits from a secure entryphone system, providing added convenience and peace of mind. Residents also enjoy access to well-maintained communal gardens, offering an outdoor space to enjoy.

Lease Details
Lease term: 98 years
Ground rent: £100 per annum
Service charge: £1500 per annum

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.

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Distance to Stations
Kings Langley Station (0.6 Miles)
Apsley Station (1.9 Miles)
Hemel Hempstead Station (3.8 Miles)
Watford Junction Station (4.8 Miles)

Agent 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 should an offer be successful. 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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