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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 EXCESS OF £1,250,000



# Kings Langley

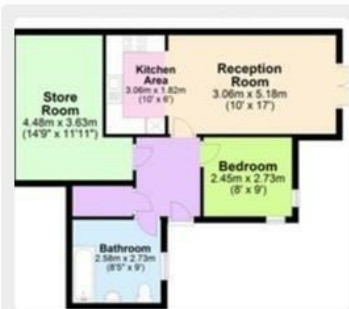
OFFERS IN EXCESS OF

£1,250,000

An exciting chance to purchase and entire block of 5 high street apartments, all of which include parking and all of which are currently let at an income of £62,100 per annum generating a yield of 4.968%. The properties are strictly available to purchase as a portfolio with the current tenants to remain in situ in accordance with the terms of their AST's.



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Floorplan - Flat 1, 45 High Street.JPG



flat 2 45 High Street KL.jpg



flat 3 45 High Street KL.jpg



flat 4 45 High Street KL.jpg



flat 5 45 High Street KL.jpg



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) 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	









A rare chance to purchase a block of 5 flats in the village centre of Kings Langley.



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#### The Properties

Flat 1, a one bedroom lower ground floor flat with generous store room, private garden and parking: £275,000. Current rent £1,200 pcm.

Flat 2, a two bedroom ground floor flat with parking: £300,000. Current rent £1,100 pcm.

Flat 3, a one bedroom first floor flat with parking: £235,000. Current rent £925 pcm.

Flat 4, a one bedroom first floor flat with parking: £225,000. Current rent £975 pcm.

Flat 5, a top floor, large one bedroom flat with parking: £275,000. Current rent £975 pcm.

#### The Location

Located in the charming village of Kings Langley, offering a peaceful and family-friendly environment while still being conveniently close to local amenities. The area is well-regarded for its attractive surroundings, creating a welcoming atmosphere for residents. Kings Langley High Street, with its array of shops, cafes, and restaurants, is just a short walk away, providing easy access to everyday essentials and leisure options. The location is ideal for those seeking a balance of quiet suburban living and proximity to transport links, with Kings Langley train station offering direct services to London and other nearby towns. Families will also appreciate the excellent local schools and green spaces.

#### Distance to Stations

Kings Langley Station (0.9 Miles)

Apsley Station (1.6 Miles)

Hemel Hempstead Station (3.2 Miles)

Watford Junction Station (4.9 Miles)

#### 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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