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# Temptation comes in many forms...



Kings Langley  
OFFERS IN EXCESS OF £275,000

# Kings Langley

OFFERS IN EXCESS OF

£275,000

Sterling are delighted to have been appointed sole agents for the sale of this lovely two bedroom apartment in the iconic Ovaltine Court development. Offered to the market with no upper chain the accommodation briefly comprises an open-plan kitchen/living/dining room, two double bedrooms and two bathrooms. The property also benefits from allocated parking and is ideally situated within easy walking distance of both Kings Langley High Street and station.



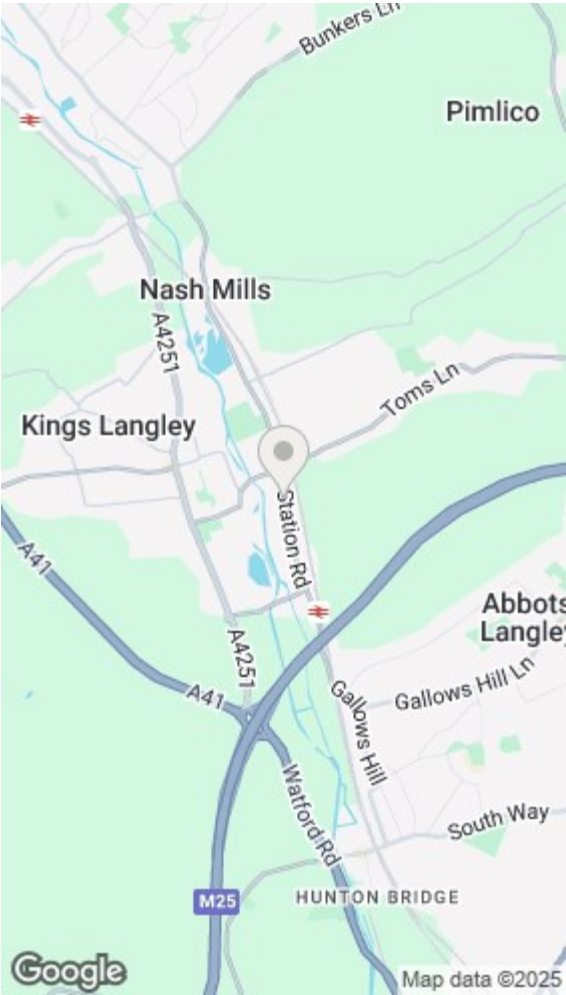
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## First Floor

Approx. 64.3 sq. metres (692.4 sq. feet)



Total area: approx. 64.3 sq. metres (692.4 sq. feet)



| 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                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |





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



#### The Apartment

On entering the apartment via the secure communal areas you find yourself in a hallway with doors leading to all accommodation and with useful storage cupboards. The main reception room is flooded with natural light and offers ample space for sofas and a dining table. The kitchen is fitted with a range of base and eye level units with roll-top work surfaces over and integrated appliances to include fridge, freezer, oven, hob and washing machine. Both bedrooms are generous doubles with the master benefitting from an en-suite fitted with a white three piece suite comprising WC, wash-hand basin and shower cubicle. The main bathroom completes the accommodation which is also fitted with a white three-piece suite comprising WC, wash-hand basin and bath with shower over.

#### Outside

The Ovaltine Court development is one of the local landmarks with the iconic Art Deco listed facade having been a landmark of the town for years. There is allocated parking as well as visitors spaces, communal green spaces and central courtyards as well as access to the Grand Union Canal.

#### 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

#### Lease information

Lease 125 years from 31st December 2005  
Service Charge £3622.39 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.

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Distance to Station  
Kings Langley Station (0.4 Miles)  
Apsley Station (1.7 Miles)  
Hemel Hempstead Station (3.0 Miles)

Distance to Schools  
Kings Langley Primary School (0.9 Miles)  
Kings Langley Secondary School (1.1 Miles)  
The Divine Saviour Roman Catholic Primary School (1.4 Miles)  
Abbots Langley School (1.8 Miles)  
Longdean School (2.5 Miles)  
Parmiter's School (3.3 Miles)

Agent's 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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