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Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
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# Temptation comes in many forms...



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Kings Langley  
£375,000



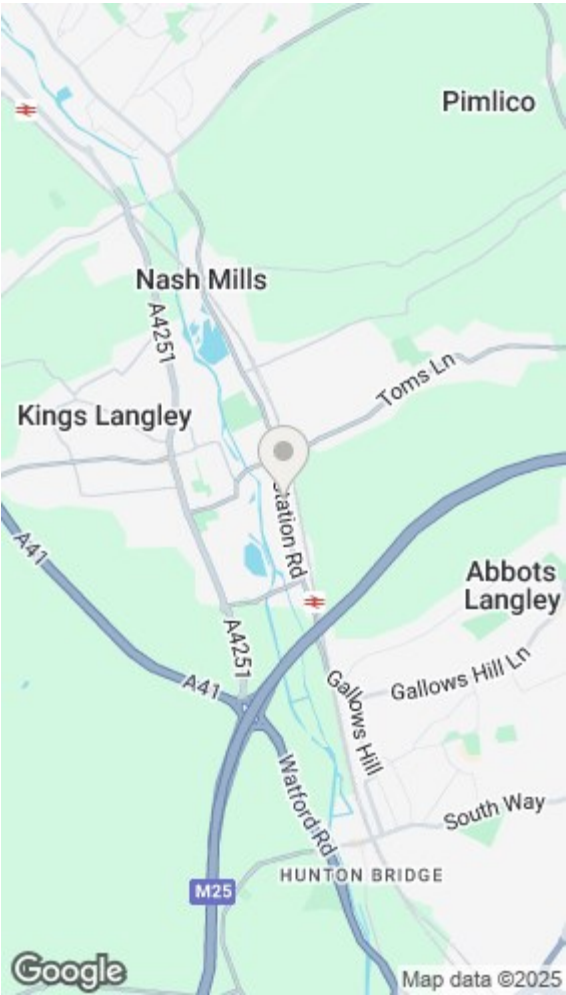
# Kings Langley

£375,000

Sterling are delighted to offer for sale this stunning three double bedroom duplex apartment with allocated underground parking set over the upper floors of this iconic development situated within easy reach of Kings Langley Station. Available with No Upper Chain.



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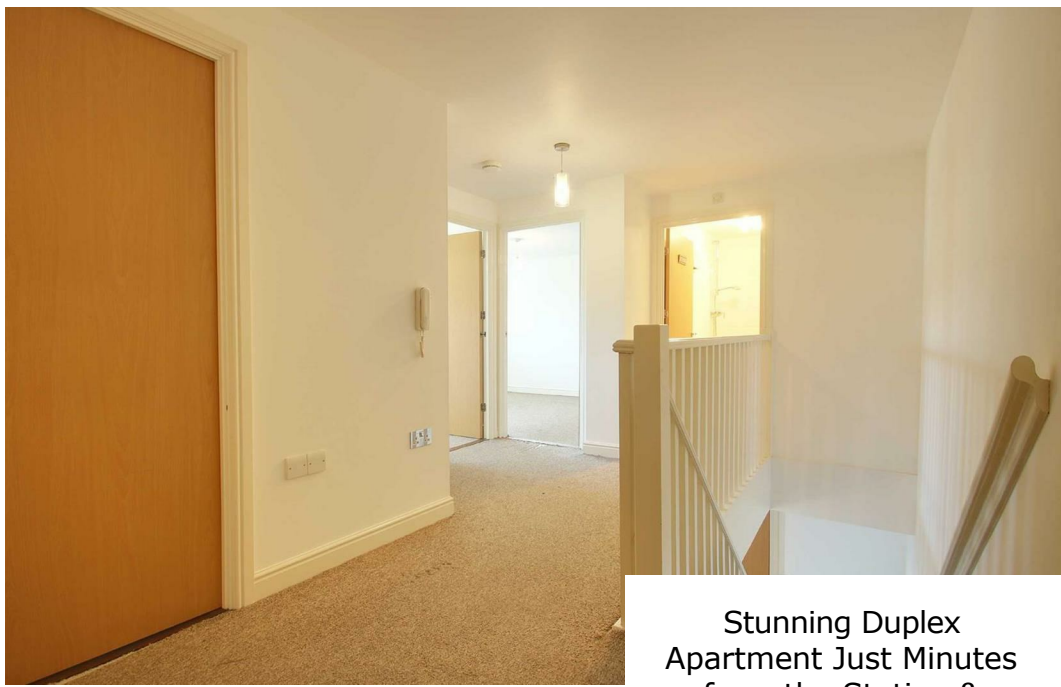


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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	

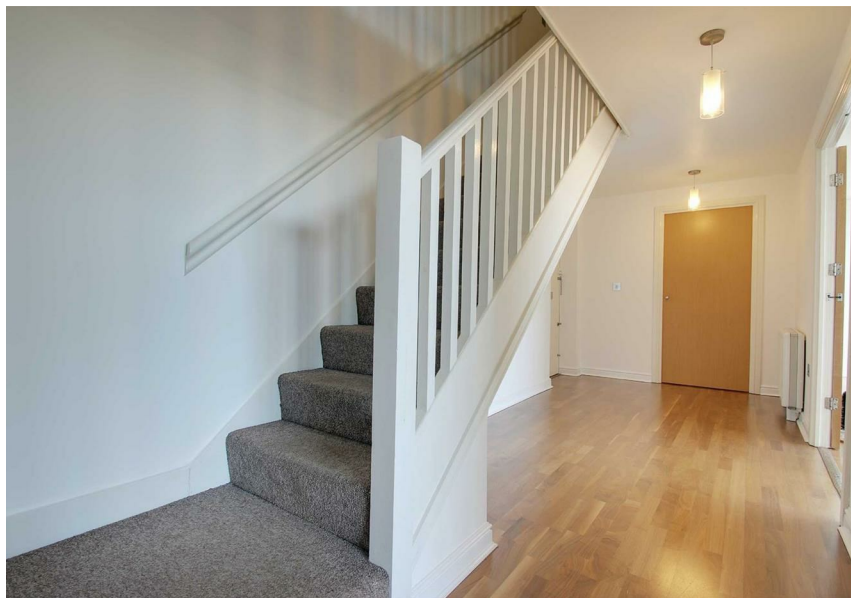








**Stunning Duplex  
Apartment Just Minutes  
from the Station &  
Village Centre – No  
Upper Chain!**



#### The Accommodation

The property is accessible via the various entrances to the Ovaltine Development, with this property situated on the third/fourth floor. Upon entering the property, you are greeted by a large entrance hallway, with doors leading to a generously sized storage cupboard, downstairs WC, then further double doors into the spacious living dining room, spanning over 20ft. An abundance of natural light makes this an extra welcoming room. The kitchen has been updated in recent years and is fully equipped with ample storage, sufficient worksurfaces, and integrated appliances to include Oven, Hob, Fridge/Freezer, Dishwasher & Washing Machine. Being a duplex apartment, the property boasts near equal size proportions for the lower and higher level. The stairs take you to the second level whereby you have a large landing space, with three double bedrooms, one of which boasts an en suite, and a family bathroom. A further door on the second level leads directly to the communal corridors of Ovaltine, meaning easy access into which ever level you prefer.

#### The 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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#### Lease Information

As advised by the seller clients the lease information is as follows:

Lease length: 125 years

Years remaining: 105 years

Service charge: £4155 per annum

Ground rent: £225 per annum

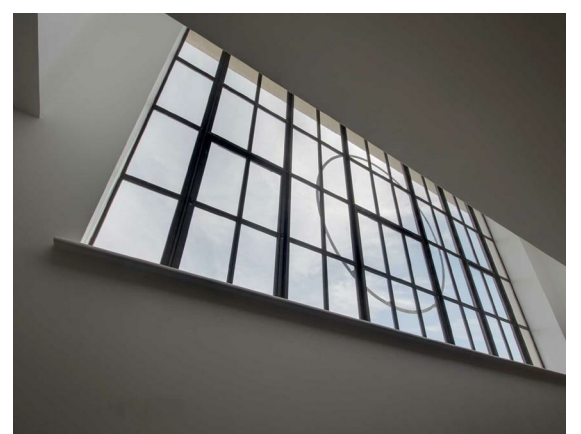
#### Agents Information For Buyers

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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