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Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?
Contact us for a **free valuation**
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Temptation comes in many forms...



Kings Langley

GUIDE PRICE £250,000

Kings Langley

GUIDE PRICE

£250,000

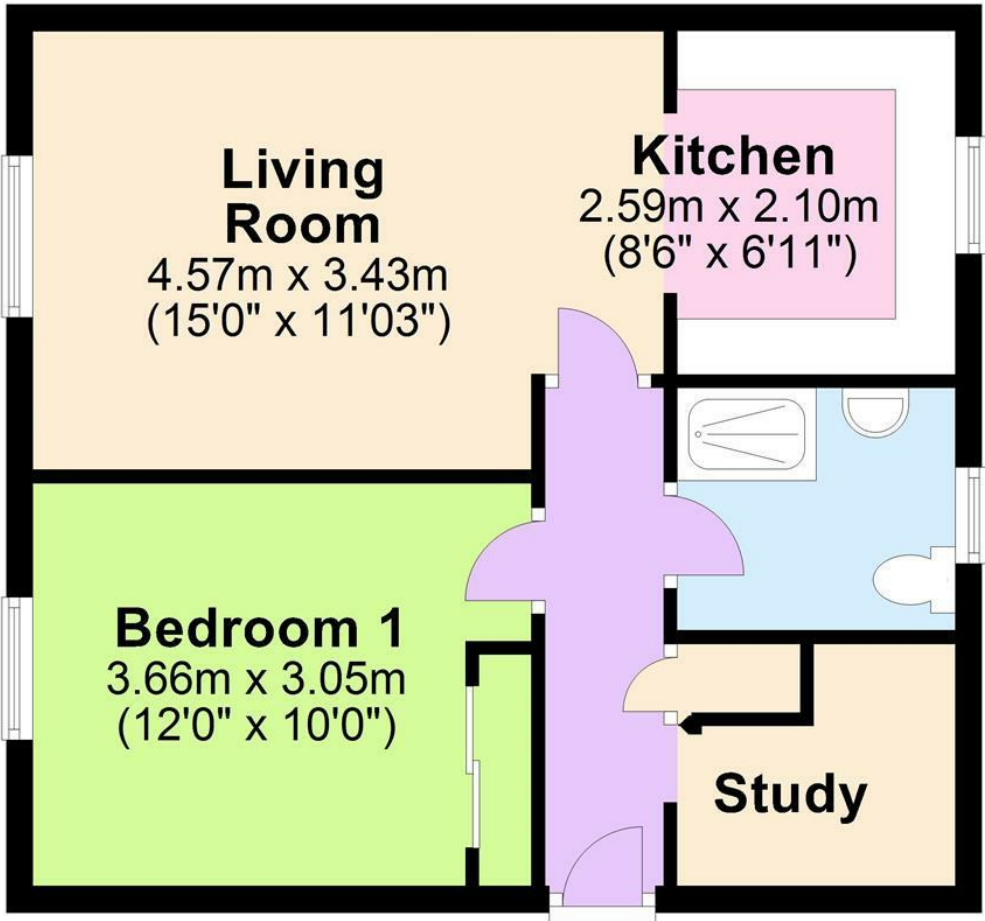
Situated just off the popular and vibrant Kings Langley High Street is this bright, spacious and well presented one bedroom ground floor flat. Benefiting from communal gardens and ample off road parking an internal inspection is essential to appreciate the quality of this property and it's proximity to the shops, doctors and all amenities in the village.





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Ground Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



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

Total area: approx. 44.9 sq. metres (482.8 sq. feet)







A bright and spacious one bedroom ground floor flat located in the heart of Kings Langley village.



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The Accommodation
 Located on the ground floor and accessed from the bright, clean and spacious communal area you initially find yourself in a useful entrance hall with doors opening to all rooms. There is a useful area that could be used as a home office space or utility. The main reception room is bright and spacious and opens to the generous kitchen which is fitted with a range of base and eye level units with space for appliances. The bedroom is a bright, generous space with ample storage built in. The bathroom is fitted with a white three piece suite comprising low level WC, wash and basin and shower cubicle.

The Outside
 Accessed from Kings Langley's vibrant and popular High Street the property has communal gardens wrapped around it giving space for outdoor entertaining or simply drying washing. Ample parking is available as well as visitors spaces.

Lease Terms
 Lease term: Approx 172 years remaining
 Ground rent: £10 per annum
 Service charge: £1,164 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.

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'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 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 and proof of funds.



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