



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford:
01442 822 210
Property
Management
01442 879 996
Berkhamsted Select
& Country Homes:
01442 828 222
Tring, Wendover,
Aylesbury & Villages:

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

PRICE GUIDE £285,000

Kings Langley

PRICE GUIDE

£285,000

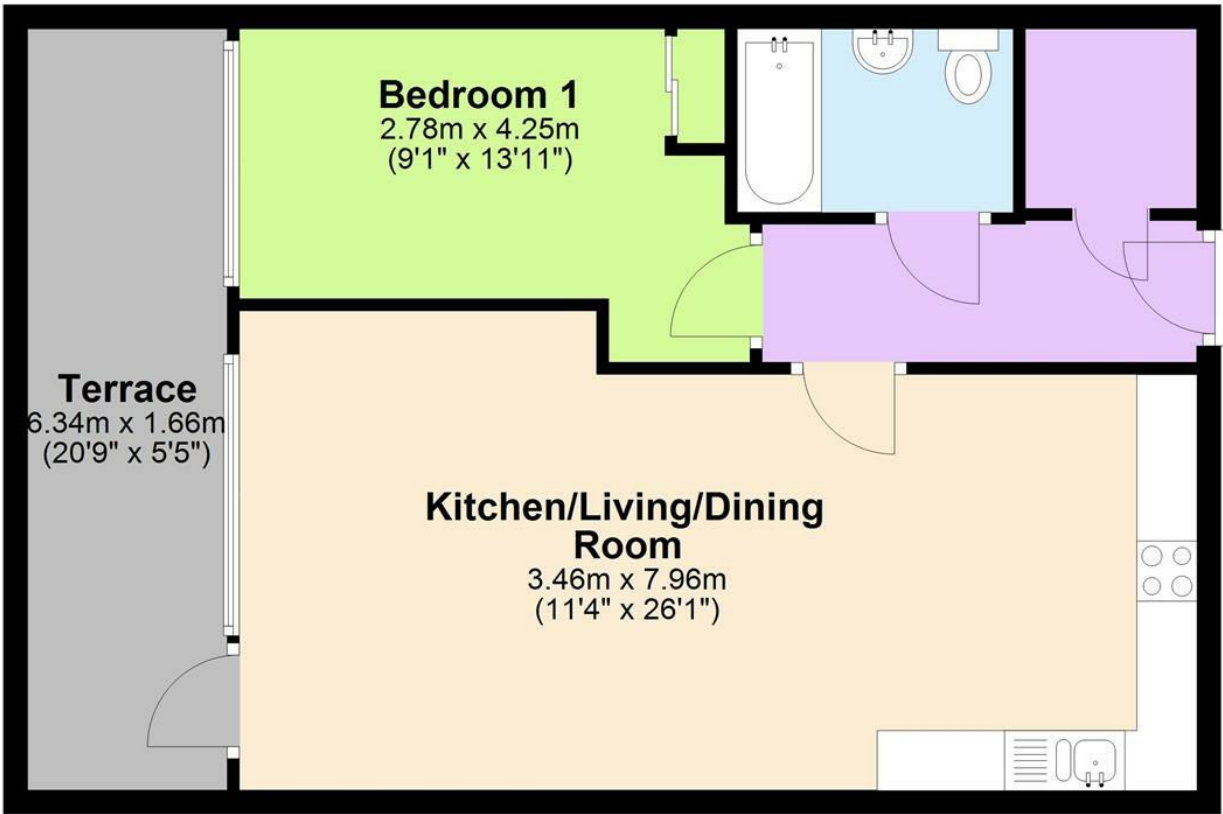
**** LAST CHANCE TO BUY! IDEAL FOR FIRST-TIME BUYERS & INVESTORS.** Ground floor 1-bed with terrace & parking. Walk to Kings Langley Station (25 mins to Euston). Open-plan living, quartz kitchen worktops, integrated appliances, fitted wardrobe & Amtico flooring. £15,000 towards your purchase!*



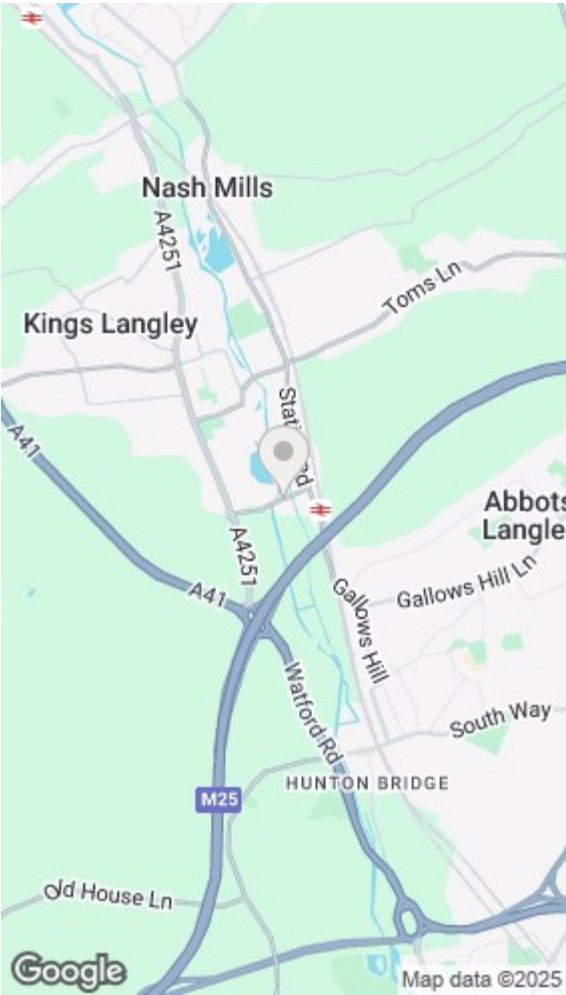
www.sterlinghomes.co.uk

Ground Floor

Approx. 61.6 sq. metres (662.8 sq. feet)



Total area: approx. 61.6 sq. metres (662.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(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			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
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 environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			





LAST CHANCE TO BUY!
An ideal first time
buyer or investment
purchase



Description
Last Chance To Buy At The Millworks- £15,000 Towards Your Purchase*

This stylish one-bedroom apartment boasts a bright open-plan kitchen with integrated appliances & quartz work tops, living, and dining space with an attractive L-shaped kitchen design. A door from the living area opens onto a private terrace that runs the full width of the home. The bedroom includes a fitted mirrored wardrobe, while the modern bathroom features a shower over the bath. A handy storage cupboard off the hallway completes the layout.

Ideal for first-time buyers and investors, this final ground floor apartment at The Mill Works offers, allocated parking, and a premium finish throughout. Just a short walk to Kings Langley Station (25 mins to Euston), it combines style, convenience, and value.

The Development
The Mill Works is an impressive gated Bellway development of new homes, designed for modern living with a high-quality specification. This home features a bright open-plan layout, upgraded quartz kitchen worktops, integrated appliances, fitted wardrobe, and Amtico flooring throughout.

Perfect for investors, professionals and first-time buyers working locally, or commuting to London. This collection of 1 and 2-bedroom apartments enjoys a quality specification and is conveniently located within walking distance of the village centre and Kings Langley Train Station.

Specification
Kitchen
Contemporary kitchen units by Symphony
Stainless steel splashback over hob
Stainless steel single 1.5 bowl sink with chrome mixer tap
Stainless steel single electric fan assisted oven
Ceramic hob with extractor hood
Integrated fridge/freezer
Under counter LED lights
Integrated dishwasher
Washing machine

Bathroom
White Roca sanitaryware with chrome fittings
Thermostatic Mira showers
Full height tiling to bath and shower walls, half height tiling to sanitaryware walls
Mirrored cabinet
Heated towel rail

www.sterlinghomes.co.uk

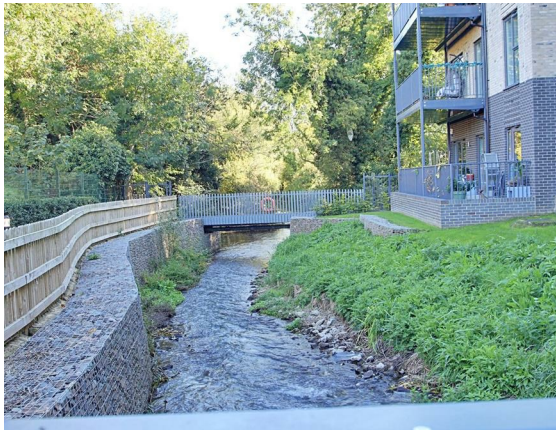
Specification
General
Fitted wardrobes with mirrored doors to bedroom
Internal walls finished in white emulsion
UPVC windows and French doors
Intruder alarms to ground floor apartments
External light to balcony or terrace
Tiled floors to bathroom
Carpets fitted to bedrooms
Amtico floor to hall, living/dining area and kitchen

Lift to all floors
10 year NHBC warranty
Amtico Flooring

Electrical
Media plate with CAT 5 cable to living area with satellite outlet (ready for Sky Q connection by purchaser) and Hyperoptic, Virgin and BT
Double white electric sockets throughout, with USB ports to kitchen, living/dining area and bedrooms
Downlights to kitchen, hall, en suite and bathroom
Pendant lights to living/dining area and all bedrooms
Mains connected smoke detector and heat alarm
Electric heating system with panel heaters and hot water cylinder

External
Video door entry system with fob access to Communal doors
Cycle store
Barrier controlled car parking

Lease Information
Service Charge - £1,014.50PA
Building Insurance - £200.39PA
Ground Rent - N/A
1 Allocated Parking Space



www.sterlinghomes.co.uk