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Contact us for a free valuation
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Temptation comes in many forms...

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Kings Langley

£1,500 PER CALENDAR MONTH

Kings Langley

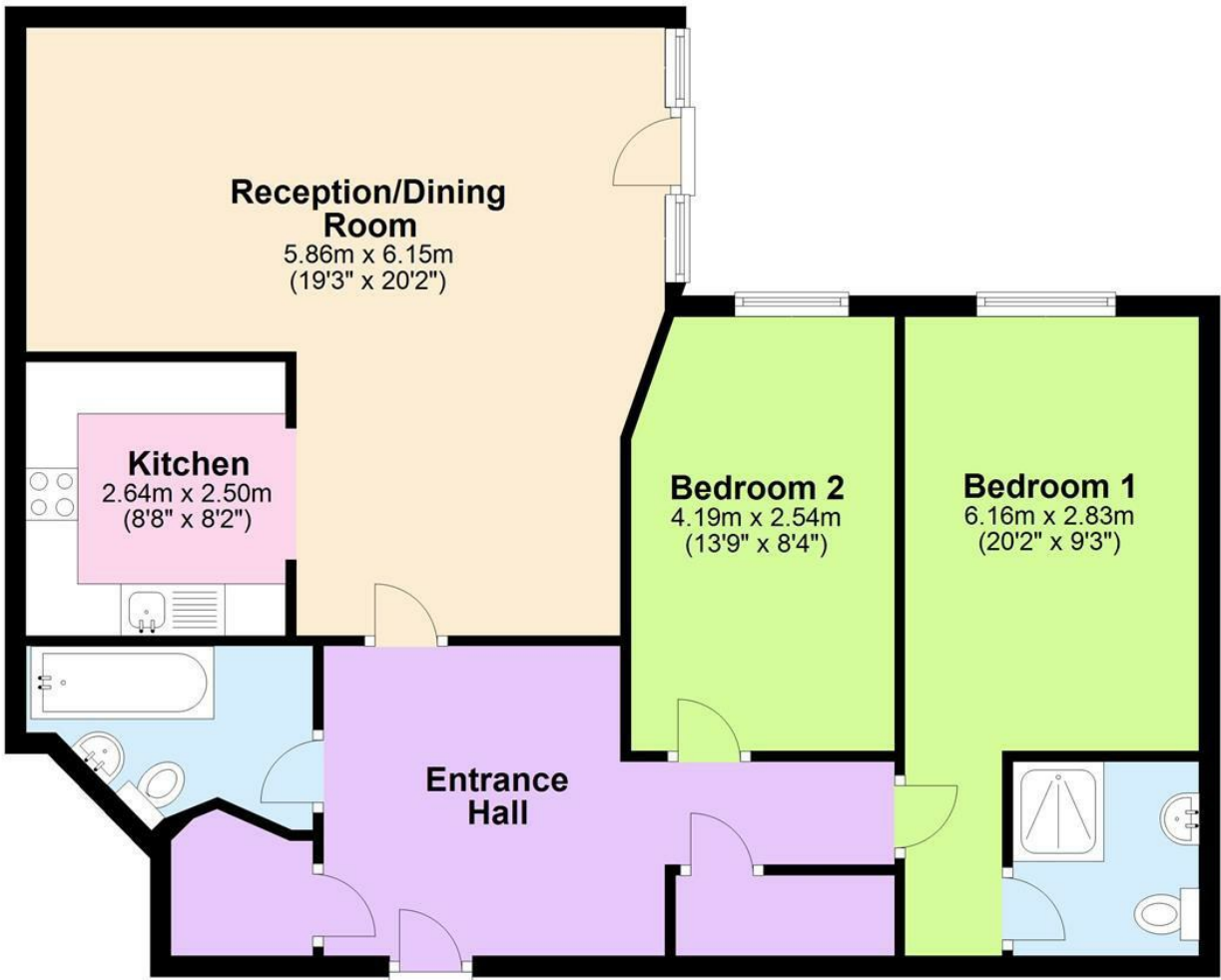
PER CALENDAR MONTH

£1,500 Per Calendar Month

Sterling Lettings are pleased to offer for let this spacious two double bedroom apartment with private terrace set in the popular Ovaltine Development situated within easy reach of Kings Langley Station & the Grand Union Canal. Internally the accommodation comprises entrance hallway, spacious reception/dining room with doors opening to a private terrace, fitted kitchen with appliances, two well appointed bedrooms, the master with en suite shower room, and separate bathroom with shower. In addition to allocated underground parking this delightful property also benefits from passenger lift and access to a communal courtyard. Offered Unfurnished & Available November 2025! Pets Considered!

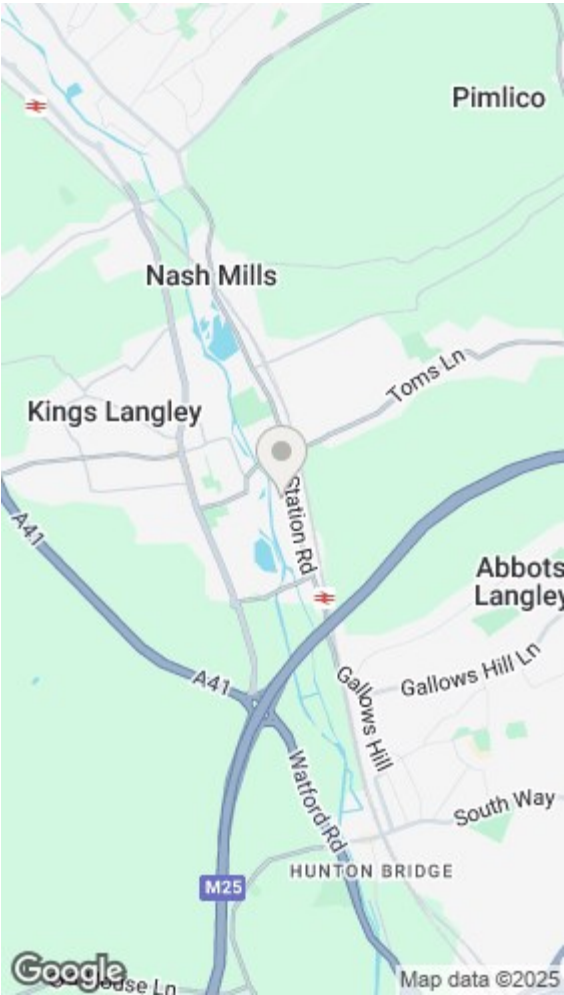


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Upper Ground Floor
Approx. 84.2 sq. metres (906.4 sq. feet)

Total area: approx. 84.2 sq. metres (906.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	





* Stunning Apartment * Two Double Bedrooms * Spacious Reception/Dining Room * Kitchen with Appliances * Private Terrace * Allocated Underground Parking * Walk to Station * First Floor * Unfurnished * Available November 2025! *



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Distance to Stations
Kings Langley Station (0.4 Miles)
Apsley Station (2.1 Miles)
Hemel Hempstead Station (3.8 Miles)
Watford Junction Station (4.8 Miles)

Distance to Schools
Kings Langley Primary School (1.1 Miles)
Kings Langley Secondary School (1.2 Miles)
Divine Saviour Roman Catholic Primary School (1.5 Miles)
Nash Mills C of E Primary School (1.6 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a previous tenancy with us to any new landlord/agent.

Material Information
Rent - £1,500.00 per calendar month (£346.15 per calendar week)
Deposit - £1,730.76
Tenancy Term - 12 Months
Council Tax Band - E (Three Rivers District Council)
Pets Considered - Yes



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