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you to **sell** or **let** your property?
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Temptation comes in many forms...



Kings Langley

GUIDE PRICE £279,000

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£279,000

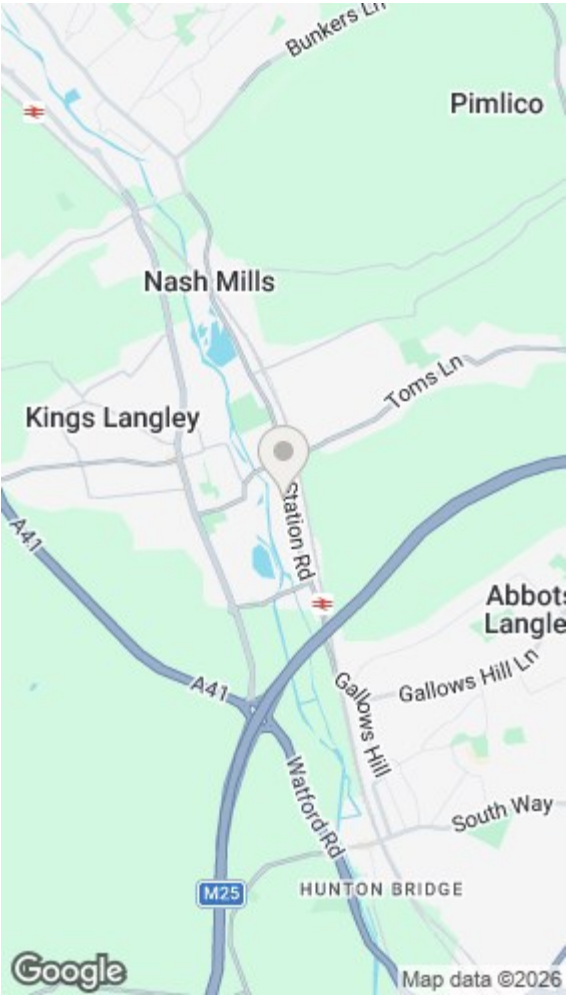
This exceptional apartment in the iconic Ovaltine Building enjoys one of the most sought-after positions in the development. Set directly on the canal side with a prized south-west facing aspect and flooded with natural light throughout the day, offering uninterrupted views across the water — widely regarded as among the finest in the building.



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Total area: approx. 78.9 sq. metres (849.0 sq. feet)

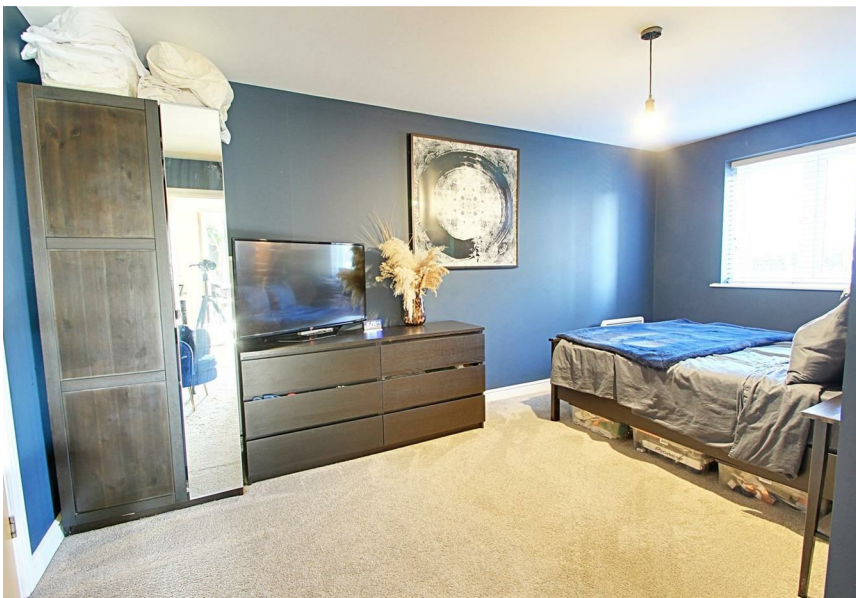


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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	





A sunny apartment with tranquil canal views.



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The Property
A spacious entrance hall provides access to all accommodation. The Reception room is a large, dual aspect room with a Juliet balcony overlooking the canal. From the reception room you access the kitchen which is fully fitted with a mix of integrated and free-standing appliances. The main bedroom is a generous double and benefits from an en-suite shower room. The second bedroom is also a double. The main bathroom completes the accommodation. Additionally the property benefits from one allocated underground parking space. The development offers well-maintained communal grounds, including a nearby play park and picturesque views over the Grand Union Canal. Kings Langley train station is within walking distance, providing excellent transport links, while the village's main High Street is also just a short stroll away, offering a range of local amenities.

The Lease
We are informed that the terms of the lease are as follows:
Term remaining: 104 years
Service Charge: £3,622.39 per annum
Ground Rent: £200 per annum

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.

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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