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Kings Langley

GUIDE PRICE £250,000

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Kings Langley

GUIDE PRICE

£250,000

GROUND FLOOR WITH PRIVATE GARDENA beautifully presented one bedroom, ground floor maisonette situated within easy walking distance of both Kings Langley High Street and Station. Having been beautifully maintained by the current owner the property is offered for sale with the benefit of no upper chain as well as a private, Westerly facing rear garden.

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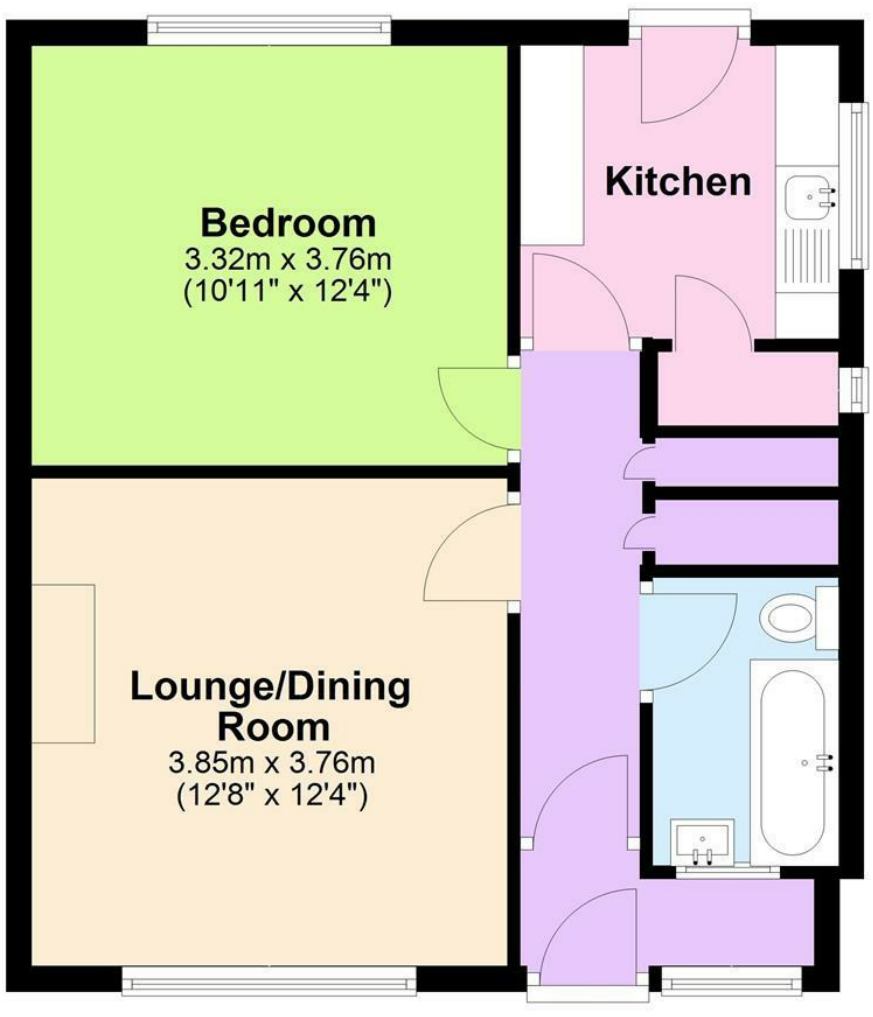
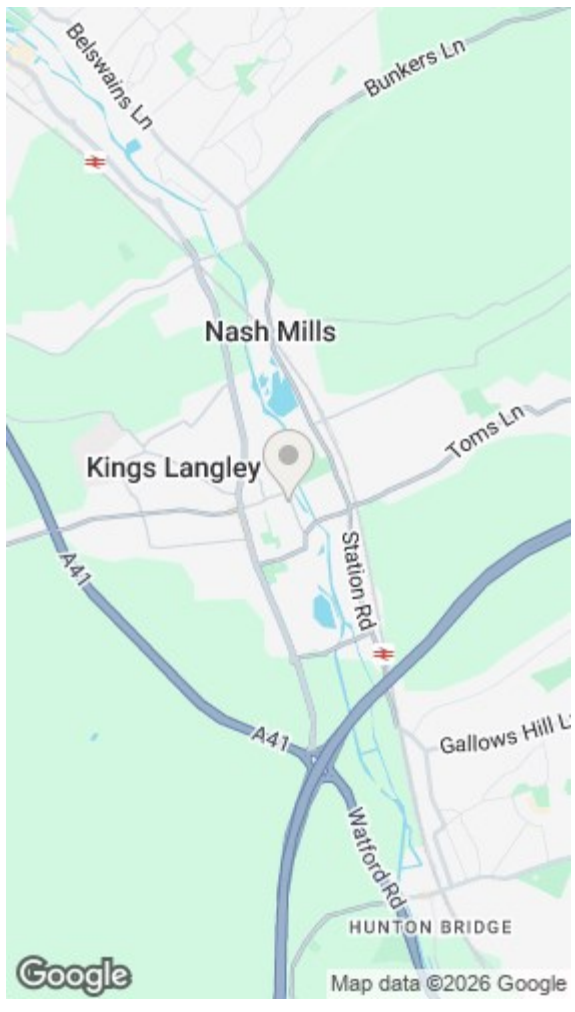
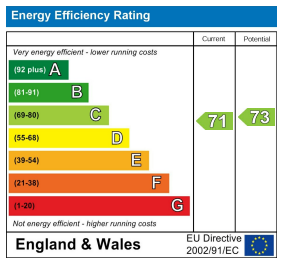
Ground Floor

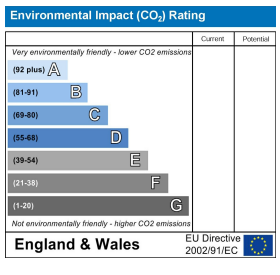
Approx. 46.2 sq. metres (497.6 sq. feet)



Total area: approx. 46.2 sq. metres (497.6 sq. feet)







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A beautifully presented one bedroom ground floor maisonette situated within walking distance of Kings Langley High Street and Station.

The Accommodation
A useful entrance porch leads to the hallway which has generous storage, including a useful utility cupboard, and from where all accommodation is accessed. The reception room is a well proportioned room which is flooded with natural light and benefits from built-in storage and a feature fireplace. The bedroom is another large, light filled room with views over the rear garden. The kitchen is fitted with a range of storage units with space for appliances and also has a pantry cupboard which currently houses a small tumble dryer. The bathroom has been recently refitted and comprises a bath with shower over, WC and wash-hand basin.

Outside
The front door is accessed via a path through the front garden which is laid to lawn with a pretty flower bed. The rear garden is an undoubted feature of this property with a patio area directly to the rear of the property, a cozy pergola providing further seating and a lawned area surrounded by mature borders. A gate opens to the side access.

The Lease
We are advised that the terms of the lease are as follows:
Lease Length: 100 years remaining.
Ground Rent: £10 per year.
Building Insurance: £103.70 per year.
Cutting front lawn between April & October: £36.50 every 6 months

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 conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.