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



Kings Langley

GUIDE PRICE £220,000

Kings Langley

GUIDE PRICE

£220,000

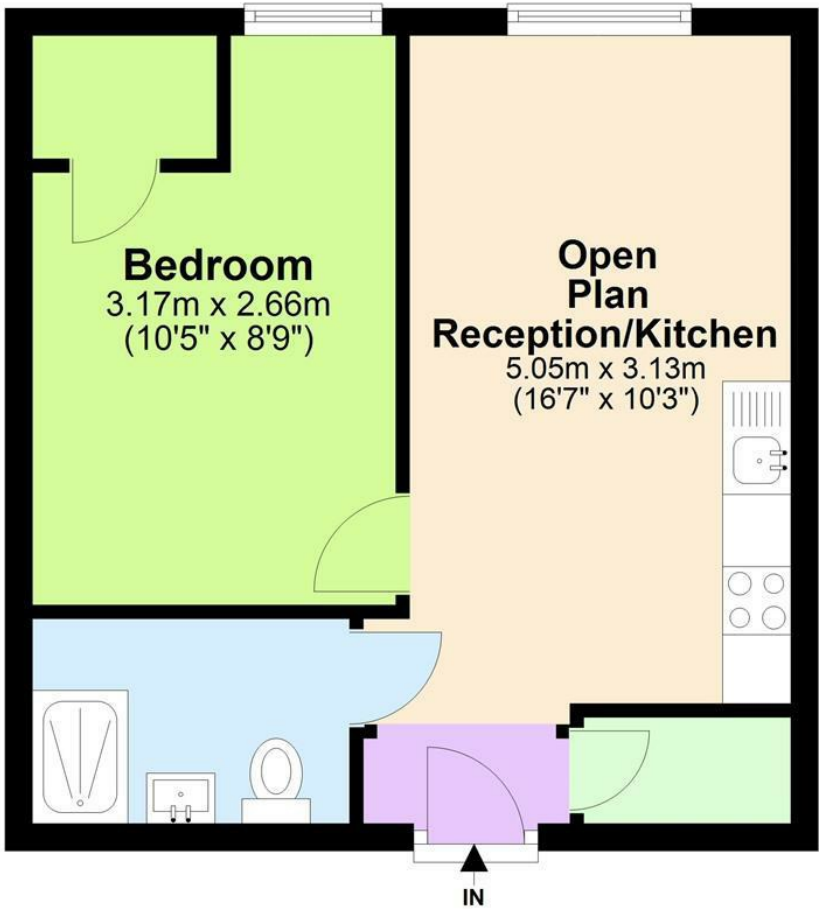
Sterling are pleased to offer for sale this well presented one bedroom apartment on the top floor of a stunning development adjacent to the Grand Union Canal and situated within easy reach of Kings Langley Station which services London via Euston Station. Internally the accommodation comprises open plan living space with contemporary fitted kitchen, one double bedroom with fitted wardrobes and a fabulous fully tiled bathroom. An allocated parking space is available by seperate negotiation and may be included as part of the overall purchase price.



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Third Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 32.1 sq. metres (345.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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A well presented one bedroom apartment in this modern block ideally situated for Kings Langley station and the M25.



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The Accomodation
On entering the property you find yourself in the main reception room which also contains the kitchen area, complete with hob, oven and integrated dishwasher. A useful storage cupboard contains plumbing for a washing machine. A door opens to the bedroom which benefits from built-in wardrobes. The shower room is luxuriously appointed and comprises a WC, wash hand basin and shower cubicle as well as storage.

The Lease
We are advised that the terms of the lease are as follows:

Lease Length: 989 years remaining
Service Charge: £1650.00 per annum
Ground Rent: £210.00 per annum

The Location
Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers. There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north

Agent's Information for Buyers
Thank you for showing an interest in a

property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. 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 accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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