sterling select homes

1 1 1 D

Kings Langley

GUIDE PRICE £190,000

Temptation comes in many forms...

sterling select homes

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!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Kings Langley

GUIDE PRICE

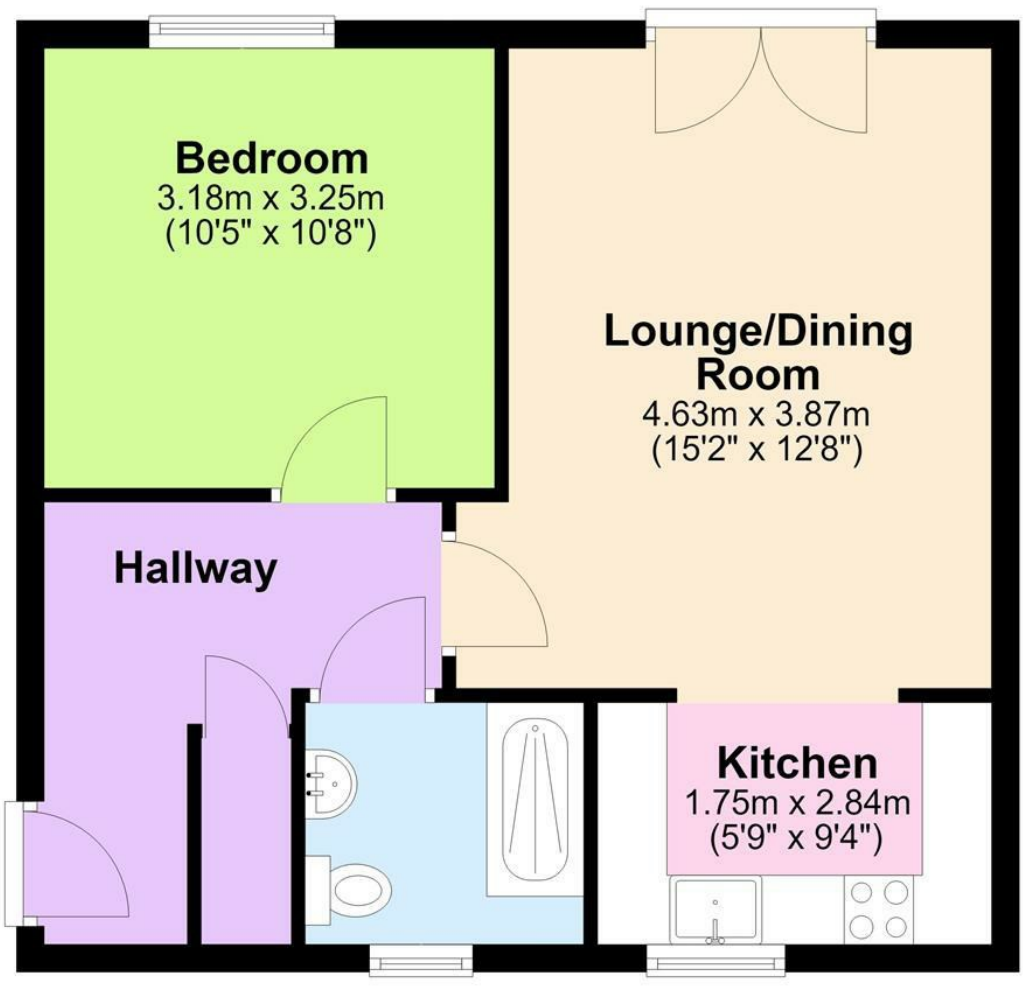
£190,000

Situated on the second floor of this over 55's development is this lovely one bedroom apartment. Bright and airy throughout, the accommodation briefly comprises a reception room, kitchen, bedroom and shower room. With the added benefit of parking and being on Kings Langley High Street, the property is ideally located.

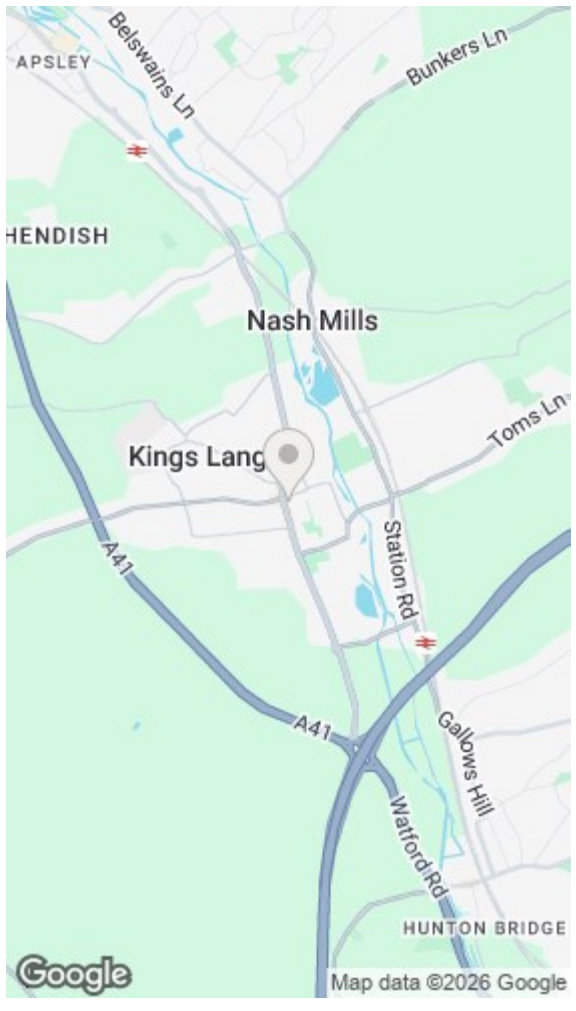
www.sterlinghomes.co.uk

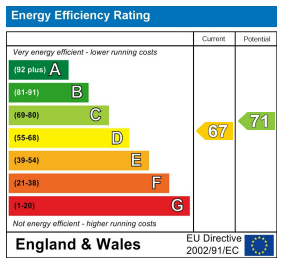
Ground Floor

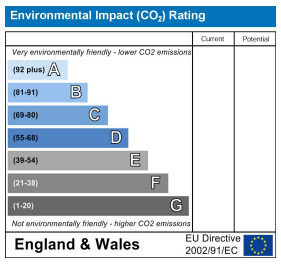
Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 44.3 sq. metres (476.8 sq. feet)







sterling select homes

www.sterlinghomes.co.uk

www.sterlinghomes.co.uk
Domestos
THE PINK STUFF
Flash
Carex
Colgate
Total

A top floor one bedroom apartment for the over 55's

The Accommodation
Accessed via a communal entrance, this property features a front door located on the second floor. Upon entering, the hallway provides access to all accommodation as well as useful storage.

The Living Room is a bright and airy room with a Juliet balcony. An opening leads you to the modern fitted kitchen with integrated appliances. The bedroom is a well sized double and the shower room has been fitted with a white three-piece suite comprising WC, wash-hand-basin and walk-in shower.

Outside
For residents, there is access to a communal living room, offering a welcoming space for residents to relax and socialise. The laundry area is conveniently located within the building. Additionally, the property is supported by an on-site warden, ensuring assistance is readily available when needed and providing an added sense of security and peace of mind. There is also parking available providing convenient access for residents with vehicles.

Lease Information
We are advised that the terms of the lease are as follows:
Lease Remaining - 61 Years
Yearly Service/Maintenance Charges - £2891.76 Per Annum
Over 55's only

The Location
Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched by few other places in the U.K. 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 tranquillity of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.
Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

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.