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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!

Temptation comes in many forms...



Kings Langley
OFFERS IN EXCESS OF £290,000

Kings Langley

OFFERS IN EXCESS OF

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Sterling are pleased to offer for sale this well presented two double bedroom apartment with allocated parking set over the first floor of the popular Ovaltine Development with views over the Grand Union Canal and situated within easy reach of Kings Langley Station. Internally the accommodation comprises entrance hallway, spacious reception/dining room with Juliet balcony, fitted kitchen with appliances, two well appointed bedrooms, the master with en-suite shower room, and further bathroom with overhead shower. In addition to secure underground parking this delightful property also benefits from passenger lift and spectacular views of the canal. Offered for sale with no upper chain.

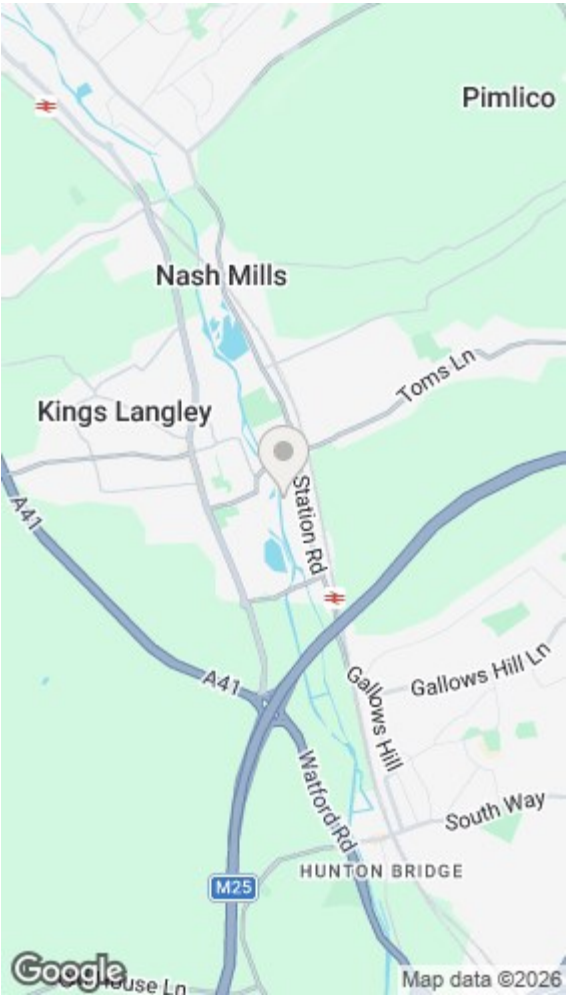


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Total area: approx. 78.7 sq. metres (846.8 sq. feet)

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





- * Two Double Bedrooms *
- * Spacious Reception/Dining Room *
- * Kitchen with Appliances *
- * Allocated Underground Parking *
- * Stunning Canal Side Setting *
- * Walk to Station *
- * Juliet Balcony *
- * Two Bathrooms



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Distance to Stations
 Kings Langley Station (0.4 Miles)
 Apsley Station (1.7 Miles)
 Hemel Hempstead Station (3.0 Miles)

Distance to Schools
 Kings Langley Primary School (0.9 Miles)
 Kings Langley Secondary School (1.1 Miles)
 The Divine Saviour Roman Catholic Primary School (1.4 Miles)
 Abbots Langley School (1.8 Miles)
 Longdean School (2.5 Miles)
 Parmiter's School (3.3 Miles)

Material Information
 Council Tax Band - E (Three Rivers District Council)

Lease Information
 Lease 125 years from 31st December 2005
 Service Charge £3566.54 per annum
 Ground Rent £200 per annum

The service charge covers a wide range of expenses, including (but not limited to): water rates for each flat, buildings insurance, cleaning of the building, servicing of the lifts, operation of the CCTV, upkeep of the communal areas, maintenance of the grounds (including the private area on the Ovaltine side of the canal), as well as the maintenance of all external doors and windows of the apartment.

Agents 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 should an offer be successful. 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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