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Kings Langley

PRICE GUIDE £245,000

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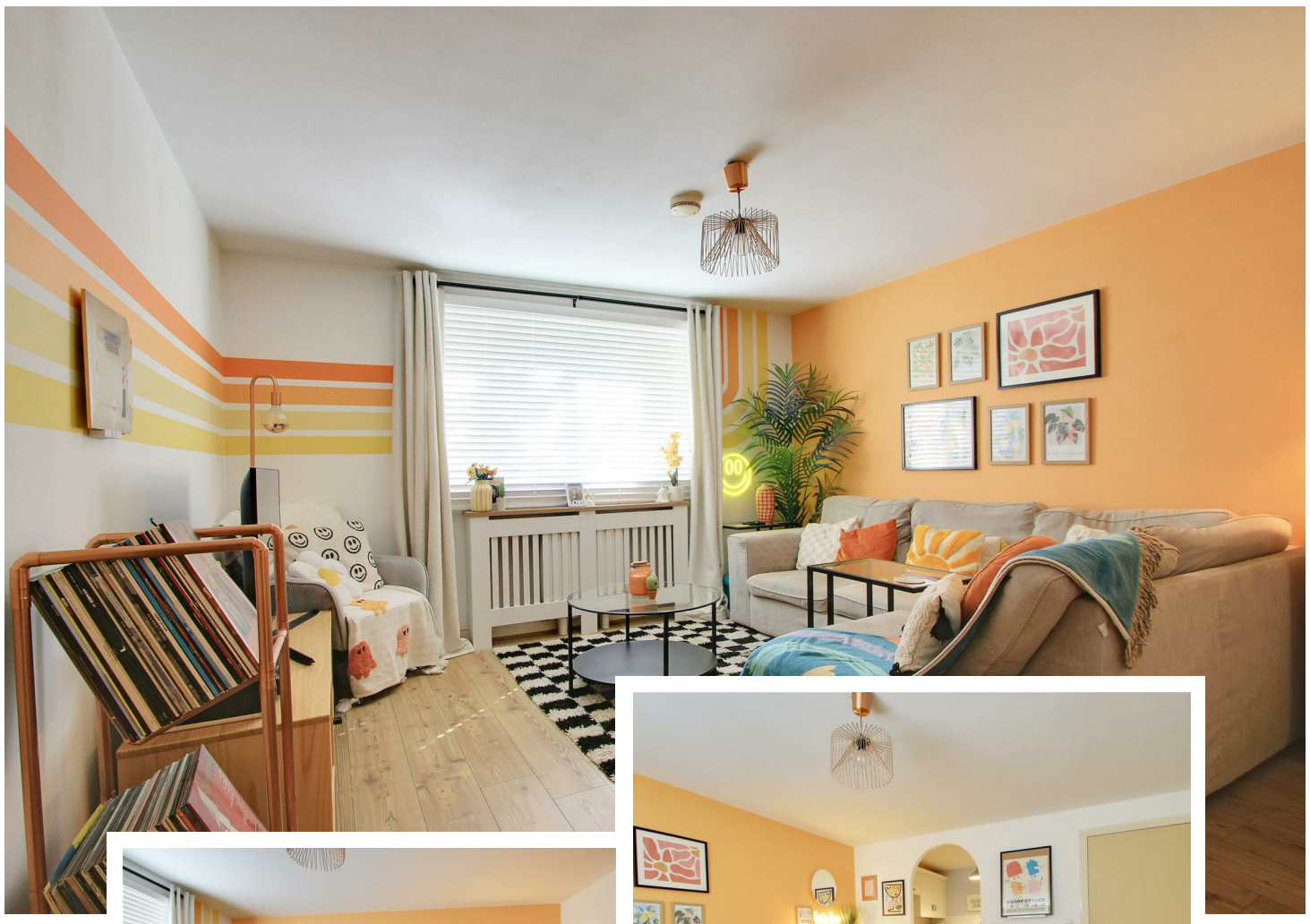
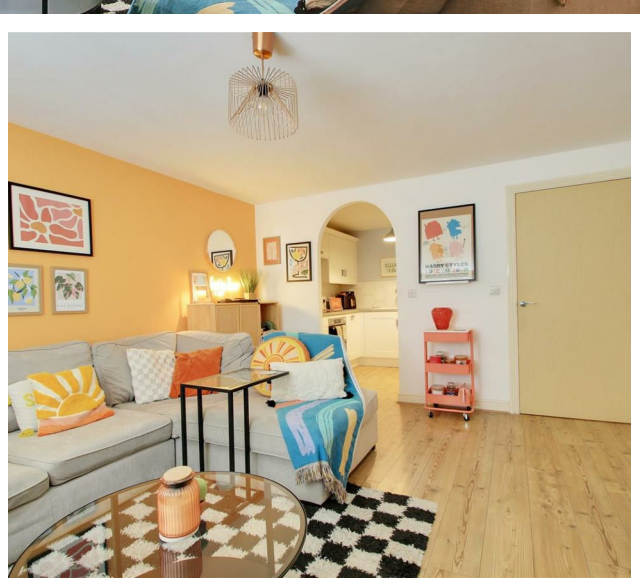
Kings Langley

PRICE GUIDE

£245,000

*** NO UPPER CHAIN*** Sterling Homes are delighted to present this exceptionally well-presented two-bedroom ground floor apartment, situated within the popular Ovaltine development in Kings Langley. The property is offered in excellent decorative order throughout and features an updated kitchen, a spacious lounge/dining room, and a modernised bathroom suite. Further benefits include allocated parking and a convenient location within easy walking distance of both Kings Langley High Street and the mainline station.





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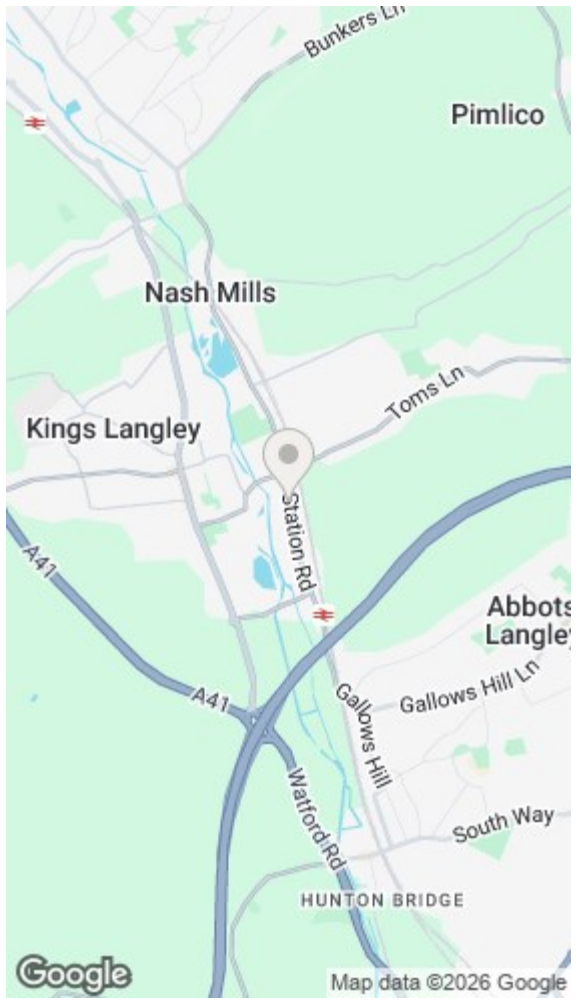
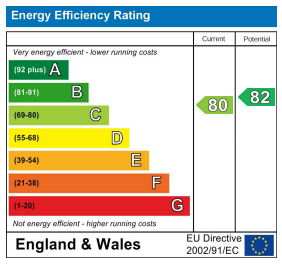
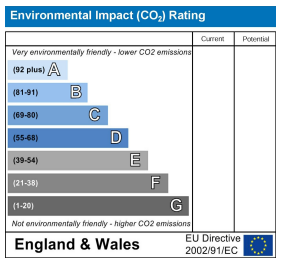
Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)

Total area: approx. 62.5 sq. metres (672.4 sq. feet)







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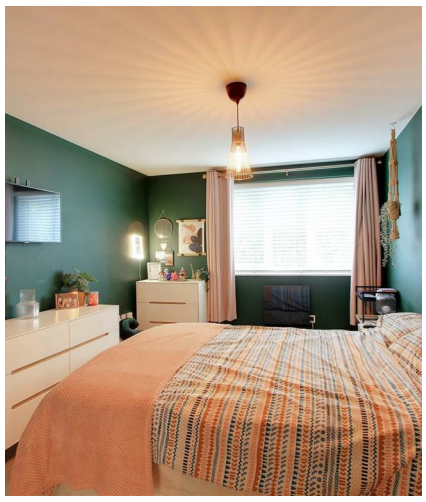
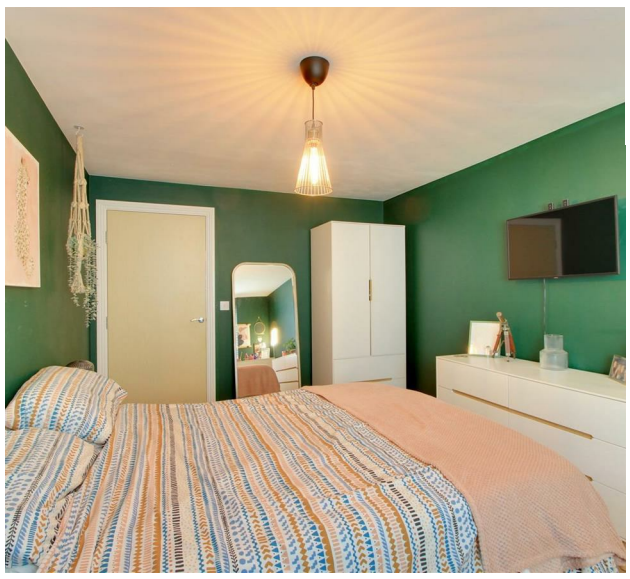


Incredibly well-presented through out, ground floor two double bedroom apartment



The Accommodation
Upon entering the building via the communal entrance, you are welcomed into the property through its ground-floor access, ideal for ease of entry and accessibility. A spacious entrance hallway greets you, with doors leading to all principal rooms, including the lounge/dining area, two double bedrooms, a modernised bathroom suite, and two separate storage cupboards; one of which houses the water tank, with the other being used as a utility cupboard housing the washing machine.

The lounge/dining room is generously proportioned, providing ample space for both relaxation and dining. The kitchen is seamlessly connected to the main living area and has been thoughtfully renovated since the last purchase. It features plentiful worktop space and comes fully equipped with integrated appliances, including an oven and hob, dishwasher, and fridge/freezer.

The bathroom has also been updated to a high standard and includes a contemporary three-piece suite: a bath with overhead shower, a wash basin, and a WC.

Both bedrooms are well-sized doubles, offering plenty of space for double beds as well as additional freestanding furniture such as wardrobes and drawers.

Outside
The property is situated on Ovaltine Drive, within the sought-after Ovaltine development, though it is not located in the main building. Externally, the property benefits from one allocated parking space, along with an additional visitor permit for convenience. 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 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.

Leasehold Information
Lease Remaining - 105 years
Service Charge - £144.04 per month
Ground Rent - £99.96 per year

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. 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.