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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 £375,000

Kings Langley

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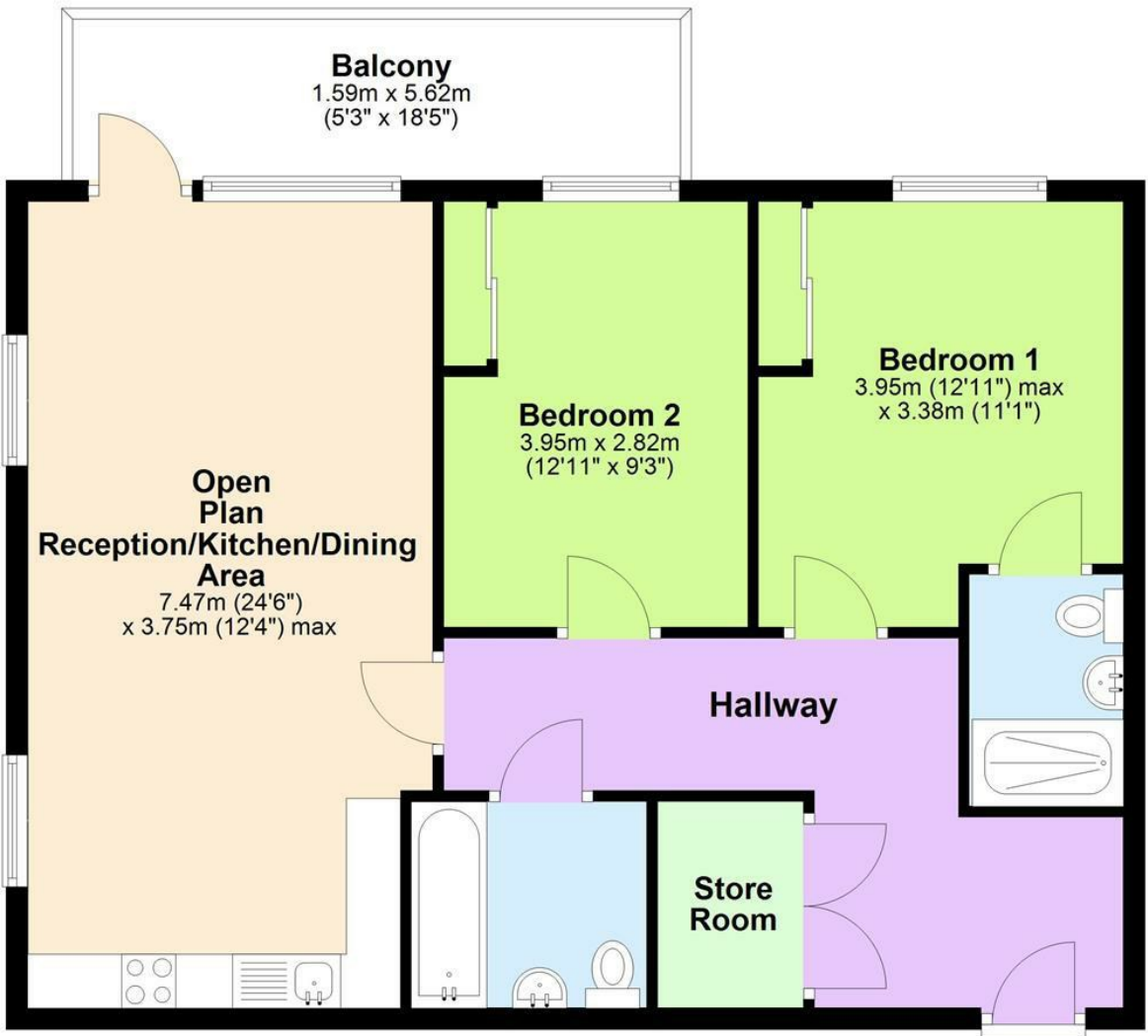
Sterling are delighted to offer for sale this stunning, recently built two double bedroom apartment with allocated parking, located in the desirable Millworks Development. Ideally positioned within easy reach of Kings Langley Station which services London Euston and set alongside the picturesque Grand Union Canal. Internally the accommodation comprises entrance hallway, spacious open plan reception/dining area with access to a large private balcony, fitted modern kitchen with built in appliances, two well appointed bedrooms with built in storage, the principal bedroom benefiting from an en suite shower room, and seperate main bathroom. In addition to allocated parking within the gated development, this delightful property also benefits from a passenger lift and attractive views over a branch of the canal.



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First Floor

Approx. 77.8 sq. metres (837.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 sq. feet)



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	





A stunning two double bedroom apartment ideally situated within easy walking distance of both Kings Langley station and High Street.



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The Accommodation

On entering the apartment you find yourself in a spacious entrance hall with doors opening to all accommodation and with the benefit of a large storage cupboard. The Kitchen/Reception room is a large, dual aspect room which is flooded with natural light. The kitchen benefits from a range of base and eye level units with integrated appliances. Sliding doors open to the large balcony. Both bedrooms are well proportioned doubles and both benefit from built-in wardrobes. The master also benefits from an ensuite fitted with a white three piece suite comprising low level WC, wash hand basin and shower cubicle. The main bathroom is fitted with a white three piece suite comprising low level WC, wash hand basin and bath. The property also benefits from one allocated parking space.

Lease information

We are advised that the terms of the lease are:

Lease remaining: 997 years
Service Charge: £1900 per annum
Ground Rent: Included in Service Charge

Distance to Stations

Kings Langley Station (0.2 Miles)
Apsley Station (2.3 Miles)
Hemel Hempstead Station (3.8 Miles)
Garston Station (3.8 Miles)
Watford Junction Station (4.0 Miles)

Distance to Schools

Kings Langley Primary School (1.0 Miles)
Kings Langley Secondary School (1.2 Miles)
Breakspeare Primary School (1.1 Miles)
Abbots Langley Primary School (1.6 Miles)

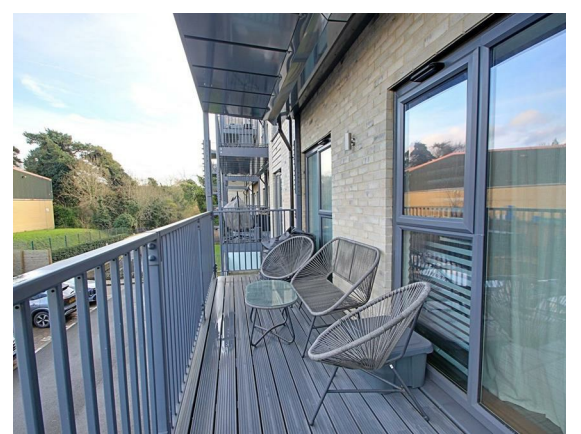
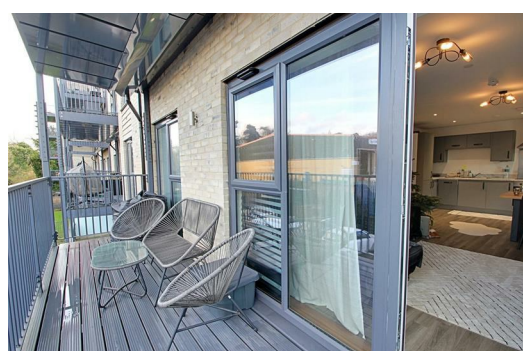
Agent's Information for Buyers

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



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