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Kings Langley

ASKING PRICE £200,000



Temptation comes in many forms...

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Kings Langley

ASKING PRICE

£200,000

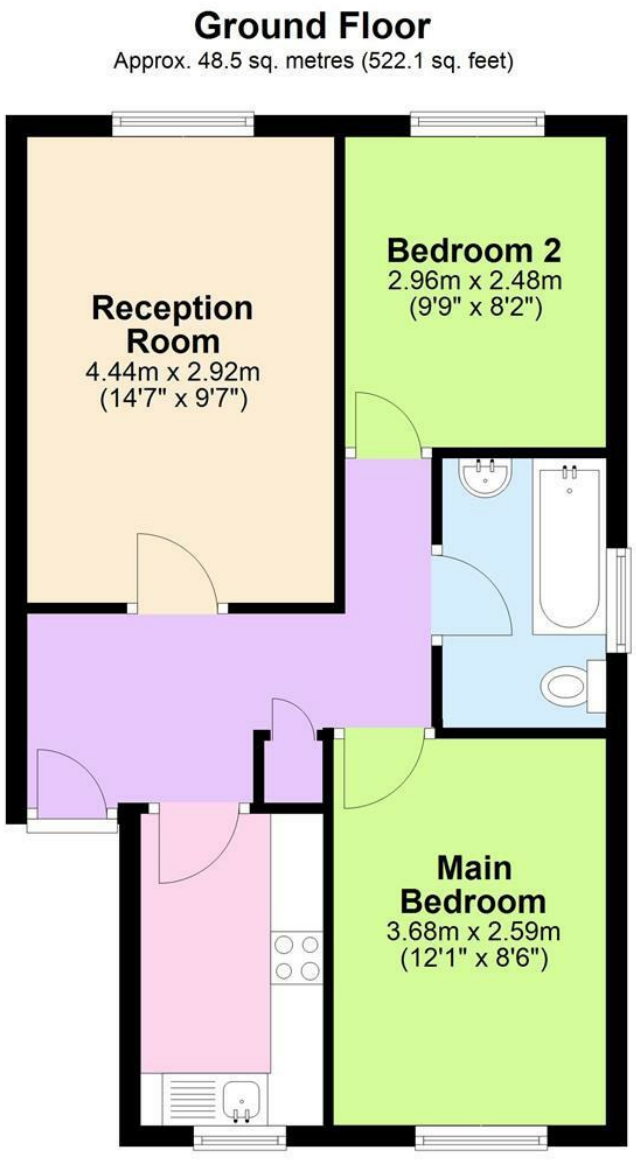
Offered to the market with the benefit of no upper chain and ideally located for Kings Langley station is this second floor, two bedroom apartment. Well presented and spacious, this apartment would make an ideal first-time or investment purchase.



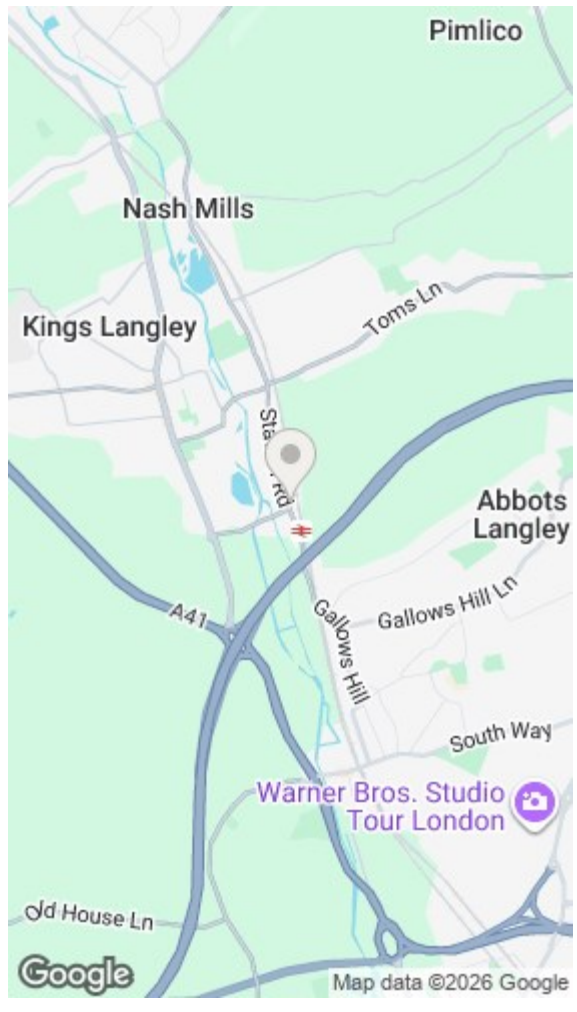


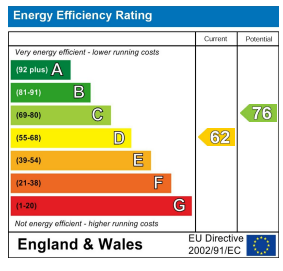


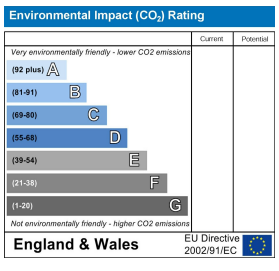
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Total area: approx. 48.5 sq. metres (522.1 sq. feet)







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KINGS LANGLEY
VILLAGE CENTRE
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Twinned with Achiet-le-Grand, France
A Neighbourhood Watch Village
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A well presented two bedroom apartment with allocated parking and no upper chain.









The Accommodation
A spacious entrance hall provides access to all accommodation. The living/dining room is a bright and spacious space. The kitchen is fully fitted with space for appliances. Both bedrooms are comfortable doubles and the bathroom is fitted with a white three piece suite. There is an additional, useful storage cupboard.

Outside
The property benefits from one allocated parking space as well as an additional visitor's permit. The block benefits from communal gardens, bike and bin stores.

The Lease
We are advised that the terms of the lease are as follows:
Lease length: 112 years remaining
Service Charge: £1476 per annum
Ground Rent: £200 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 Infomation 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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