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you to **sell** or **let** your property?  
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# Temptation comes in many forms...



Kings Langley

GUIDE PRICE £325,000

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GUIDE PRICE

£325,000

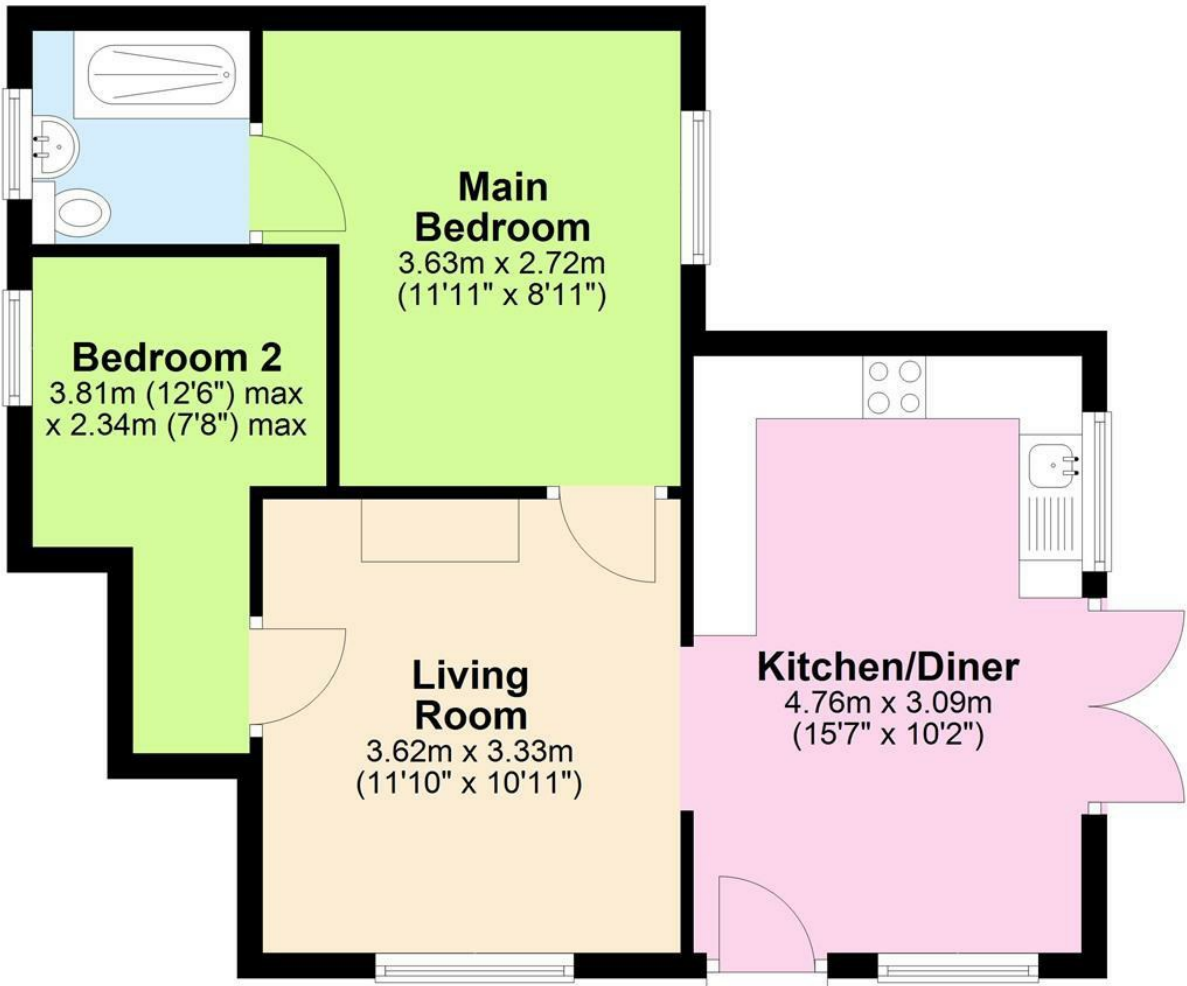
Offered to the market in superb decorative condition and having been extended is this two bedroom ground floor maisonette with direct access to your own private garden. With accommodation comprising a large, open-plan kitchen/dining room, separate living room, two bedrooms and a bathroom, the property also benefits from a South facing private garden. An internal inspection is highly recommended.



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## Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 48.7 sq. metres (524.2 sq. feet)



| Energy Efficiency Rating                                                                                      |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                |         |           |
|---------------------------------------------------------------------------------------------------------------|---------|-----------|---------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                               | Current | Potential |                                                                                                               | Current | Potential |
| Very energy efficient - lower running costs                                                                   |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions                                               |         |           |
| (92 plus) <b>A</b>                                                                                            |         |           | (92 plus) <b>A</b>                                                                                            |         |           |
| (81-91) <b>B</b>                                                                                              |         |           | (81-91) <b>B</b>                                                                                              |         |           |
| (69-80) <b>C</b>                                                                                              |         |           | (69-80) <b>C</b>                                                                                              |         |           |
| (55-68) <b>D</b>                                                                                              |         |           | (55-68) <b>D</b>                                                                                              |         |           |
| (39-54) <b>E</b>                                                                                              |         |           | (39-54) <b>E</b>                                                                                              |         |           |
| (21-38) <b>F</b>                                                                                              |         |           | (21-38) <b>F</b>                                                                                              |         |           |
| (1-20) <b>G</b>                                                                                               |         |           | (1-20) <b>G</b>                                                                                               |         |           |
| Not energy efficient - higher running costs                                                                   |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                                               |         |           |
| EU Directive 2002/91/EC  |         |           | EU Directive 2002/91/EC  |         |           |
| England & Wales                                                                                               |         |           | England & Wales                                                                                               |         |           |





A beautifully presented two bedroom ground floor maisonette located within easy walking distance of Kings Langley High Street.



**The Accommodation**  
Entering the property you find yourself in the spacious kitchen/dining room which has been recently refitted with a range of base and eye level units. French doors open to the rear garden and an opening leads you to the cosy living room. From here both bedrooms are accessed with the master being a well proportioned double and the second making an ideal home office or nursery. The bathroom is accessed from the main bedroom and has been refitted with a white three-piece suite comprising low-level WC, wash hand basin and large shower cubicle.

**Outside**  
The rear garden is private and fully enclosed with a generous raised decking area, ideal for entertaining. The garden is laid mostly to lawn. There is gated side-access which leads to the front of the property as well as a useful brick-built storage shed.

**Lease Information**  
We are informed that the lease has 85 years remaining, the service charge is £0 per annum and the Ground Rent is £10 per annum

**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.

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**Historic Kings Langley**  
Kings Langley was the birth-place of Edmund of Langley, 1st Duke of York (1341-1402), 4th surviving son of King Edward III (grandson of Edward I), whose tomb survives in All Saints Church. The body of King Richard II, eldest grandson and successor of King Edward III, was buried here after his probable murder at Pontefract Castle in 1400. It was later removed to Westminster Abbey, next to the Palace of Westminster. During the Second World War, the village was home to the secret headquarters in Britain of the Polish Underground army based at Barnes Lodge just off the Hempstead Road near Rucklers Lane.

**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, 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.



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