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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

## PRICE GUIDE

£260,000

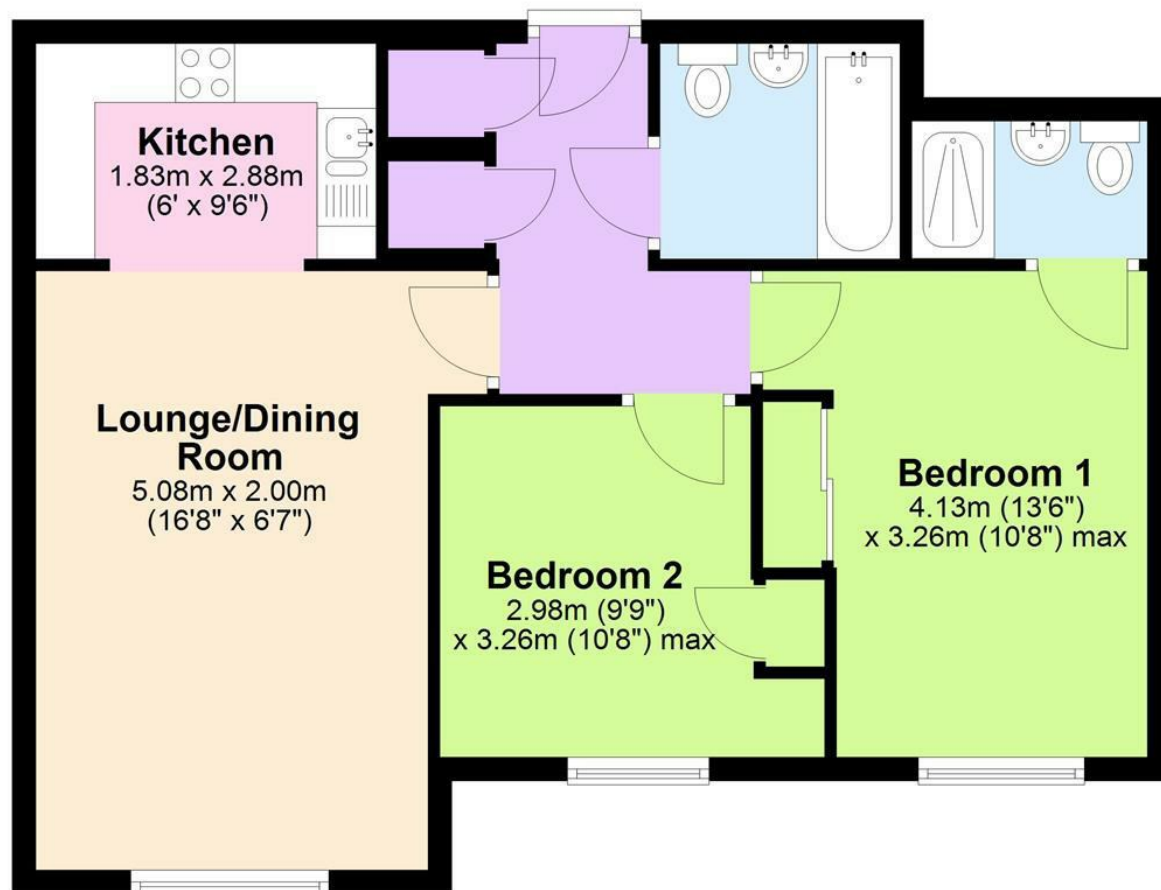
Presented to the market in first class decorative order and with the benefit of no upper chain is this spacious and light-filled top floor apartment. Boasting two double bedrooms, two bathrooms, a well appointed kitchen and allocated parking, this property would make an ideal first time or investment purchase. Located within easy walking distance of Kings Langley High Street and station an early internal inspection is recommended to avoid missing out.



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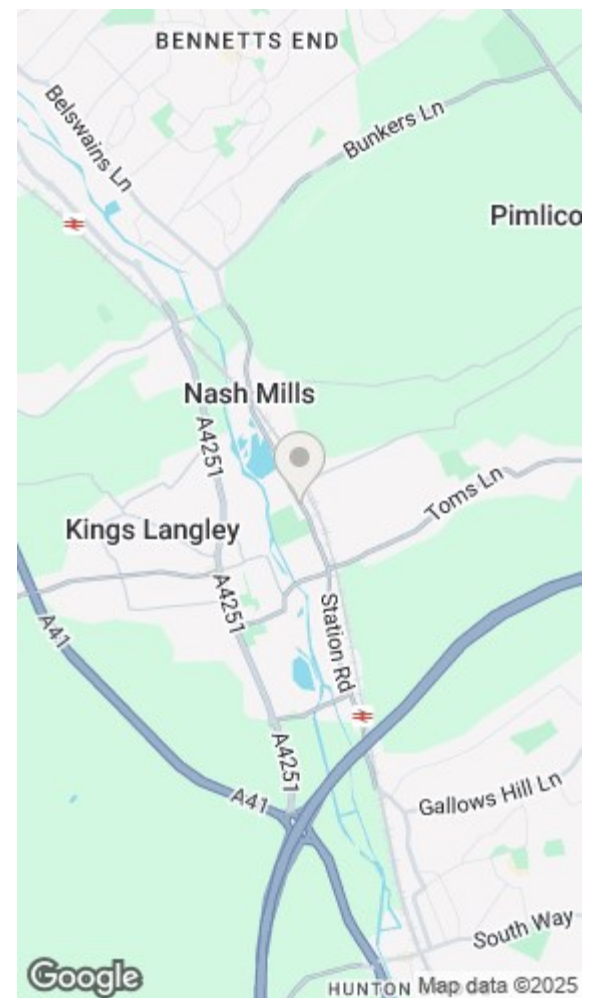
### Top Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



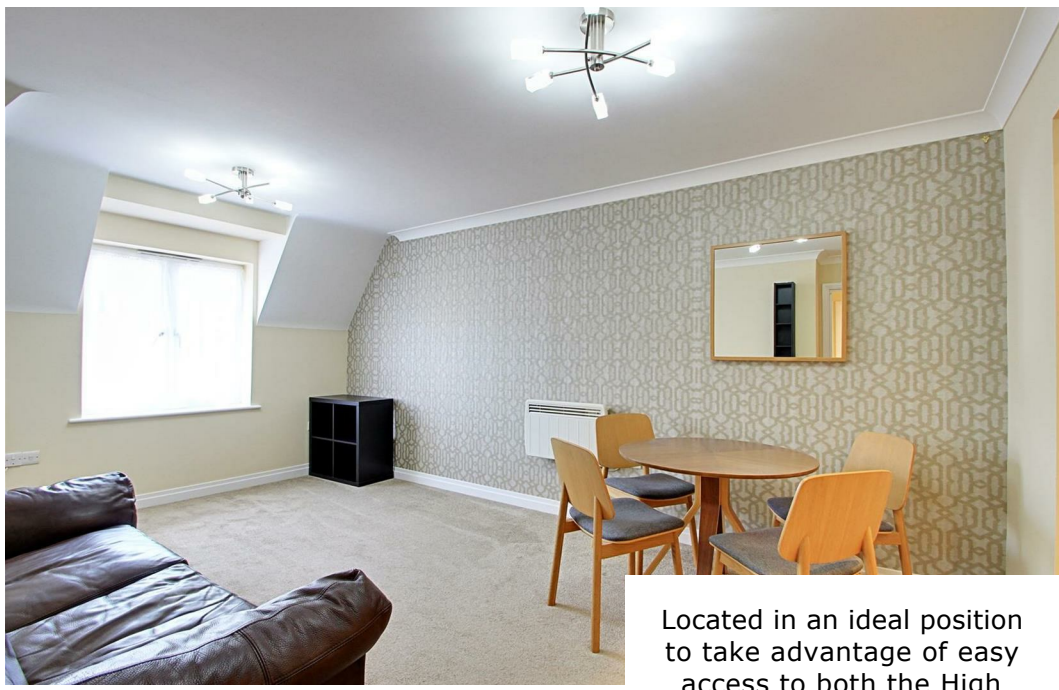
Total area: approx. 58.8 sq. metres (633.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	80





Located in an ideal position to take advantage of easy access to both the High Street, canals and mainline train station.



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#### The Accommodation

The accommodation comprises an entrance hallway, versatile storage and doors providing access to all rooms including the main reception room. The reception room flows seamlessly into a fully functional fitted kitchen with a range of units and integrated appliances. The hallway also provides access to an inviting principal bedroom boasting an en-suite, followed by a second double bedroom and a family bathroom. Externally there is allocated parking and communal gardens.

#### The Lease

We are advised by the seller the property has a lease of 125 years with 105 years remaining. The ground rent is £290 per annum while the service charges are £170 per calendar month.

#### 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.

#### Lease Information

Lease Length: 105 years remaining  
Ground Rent: £290 per annum  
Service Charge: £1,894 per annum

#### 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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