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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 £100,000

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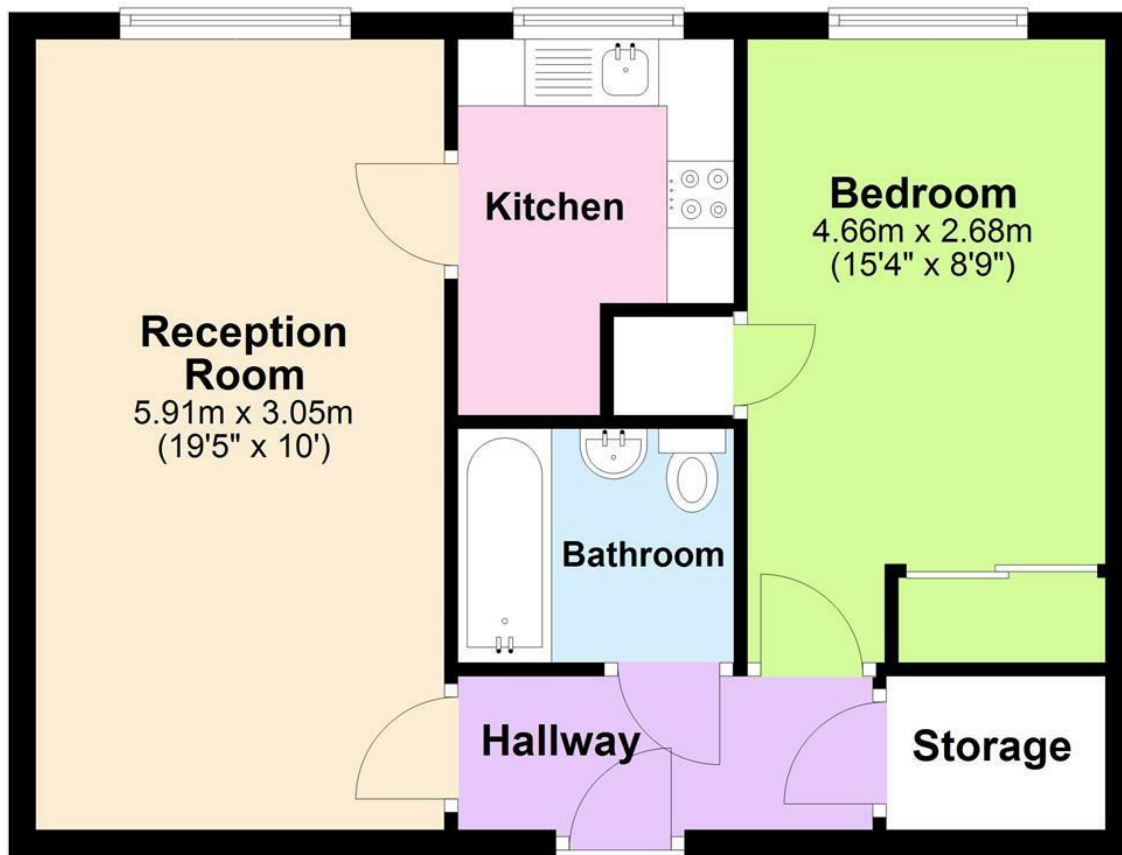
Offered with no upper chain comes this spacious one bedroom flat located in The Cloisters, Church Lane, Kings Langley. Available to the over 55's, positioned conveniently on the first floor, offering lift access and rear views.



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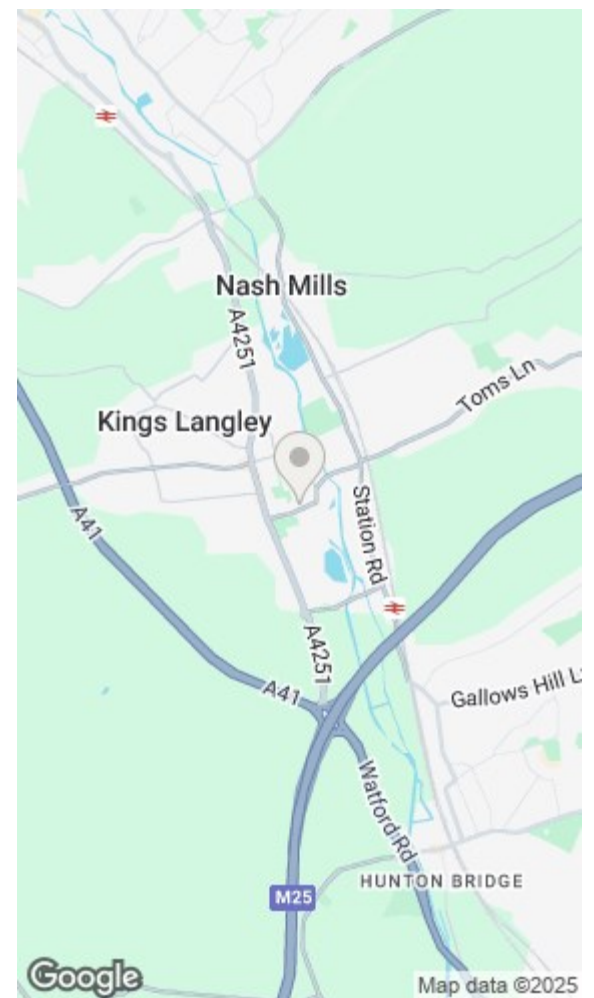
## First Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



Total area: approx. 47.2 sq. metres (508.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	81		

England & Wales EU Directive 2002/91/EC



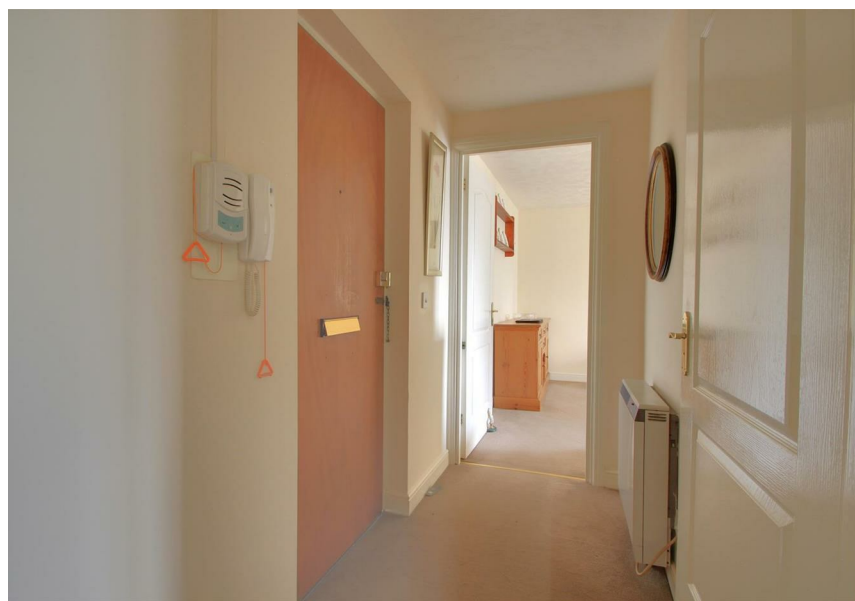
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A spacious apartment located in the heart of Kings Langley, available chain free to the Over 55's



**The Accomodation**  
This charming property is located on the first floor of the building, offering a comfortable and well-proportioned living space. Upon entering, you are welcomed into a spacious hallway, providing access to all key rooms within the property. The hallway features tasteful decor and leads to the living room, bathroom, bedroom, and a large storage cupboard, offering ample storage space for convenience and practicality.

The property is presented in very good decorative order, meaning minimal updates are required before moving in. The carefully maintained interior provides a blank canvas, allowing you to easily personalize the space to suit your own style. The living room is a generous size, with plenty of natural light streaming in from large windows. From the living room, you can enjoy separate access to the well-appointed kitchen, which is fitted with integrated appliances, including an oven, hob, fridge/freezer, and washing machine. The bathroom suite comprises bath, wash basin and toilet. The bedroom offers ample space for furniture, along with fitted wardrobes.

Situated at the rear of the building, this property offers a peaceful and serene environment, with lovely views over the church grounds. The outlook provides a calm and private atmosphere, making it a perfect retreat from the hustle and bustle of daily life.

**The Outside**  
Outside of the property, you have an on site warden who can assist for your needs. The development also benefits from intercom entry system, a social lounge, communal gardens, a lift, and resident's parking.

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**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**

Leasehold - circa 61 years remaining  
£298.07 per month service charge/Property Insurance

**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.



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