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# Temptation comes in many forms...



## Kings Langley

OFFERS IN THE REGION OF £375,000

# Kings Langley

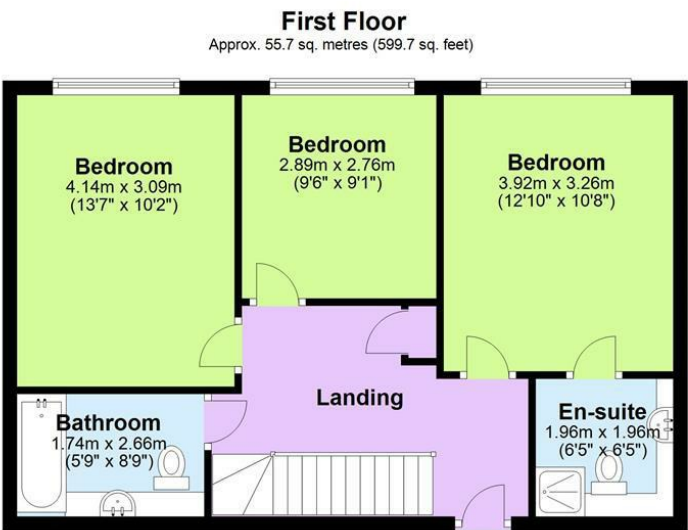
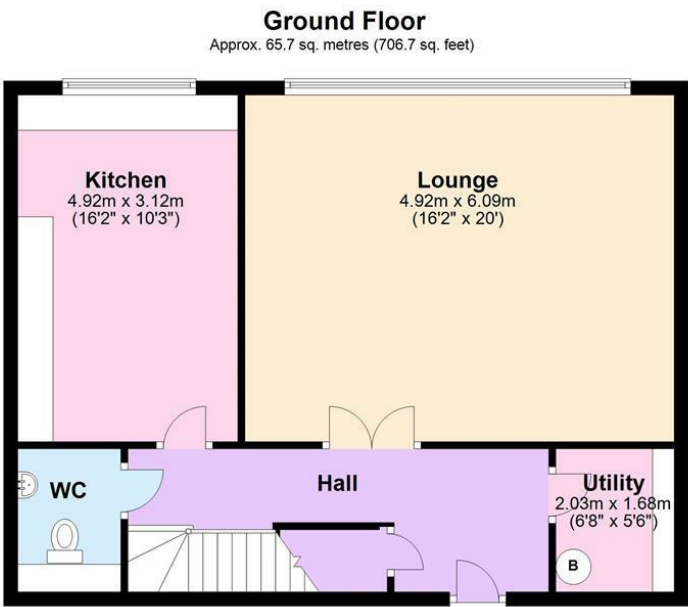
OFFERS IN THE REGION OF

£375,000

This three double bedroom 3rd floor duplex apartment with allocated parking, situated within this iconic development in Kings Langley.



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Total area: approx. 121.4 sq. metres (1306.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



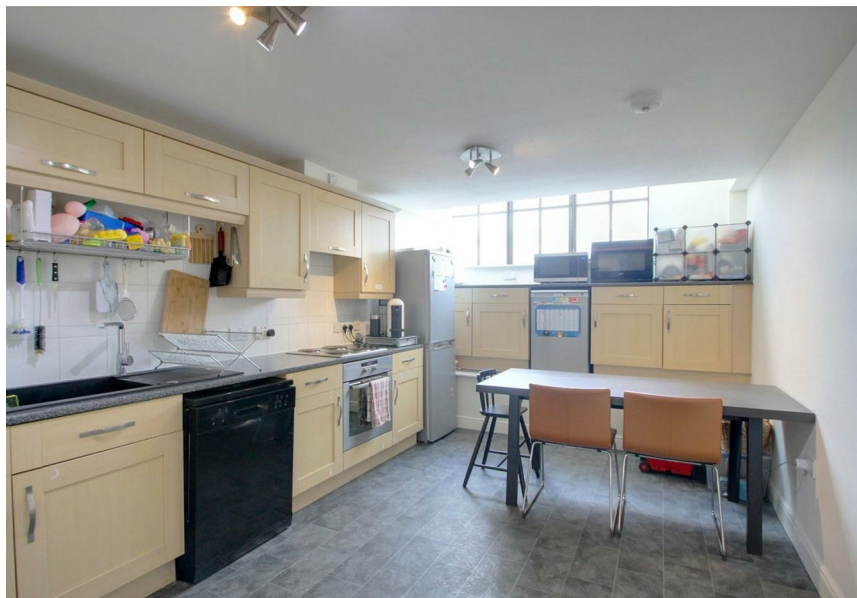
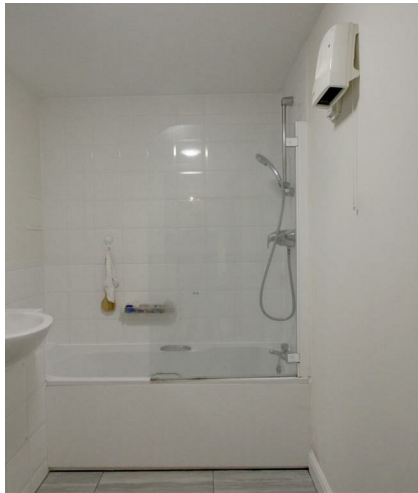
| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | 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 |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |



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#### Description

The property can be accessed directly from the front by the communal entrance and offers an abundance of light through its large front facing windows. The property is accessed via an entrance hall with separate utility off to the side, providing ample space for bikes, coats and every day essentials which then opens through to a vast main reception room. This room also houses impressive storage and airing cupboard space for a flat. The kitchen is located off an inner hallway and comprises of a range of wall and base level units with roll top work surfaces over. Also to the ground floor is a downstairs cloakroom with low level wc and wash hand basin. Stairs rise up to the first floor landing.

To the first floor the property comprises of a large landing with doors opening through to all three bedrooms and a family bathroom. Also off the landing is the front door (opening out to the communal areas). Bedroom one boasts its own en suite shower room, whilst bedrooms two and three are also both double rooms. The family bathroom is a three piece suite comprising of bath with wall mounted shower attachment, low level wc and wash hand basin.

#### Location

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.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovington.

#### Agency Notes

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. Confirmation from our independently qualified mortgage advisor that you can borrow the amount you require for this purchase.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

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