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Langley & Watford;
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Property
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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 £290,000

Kings Langley

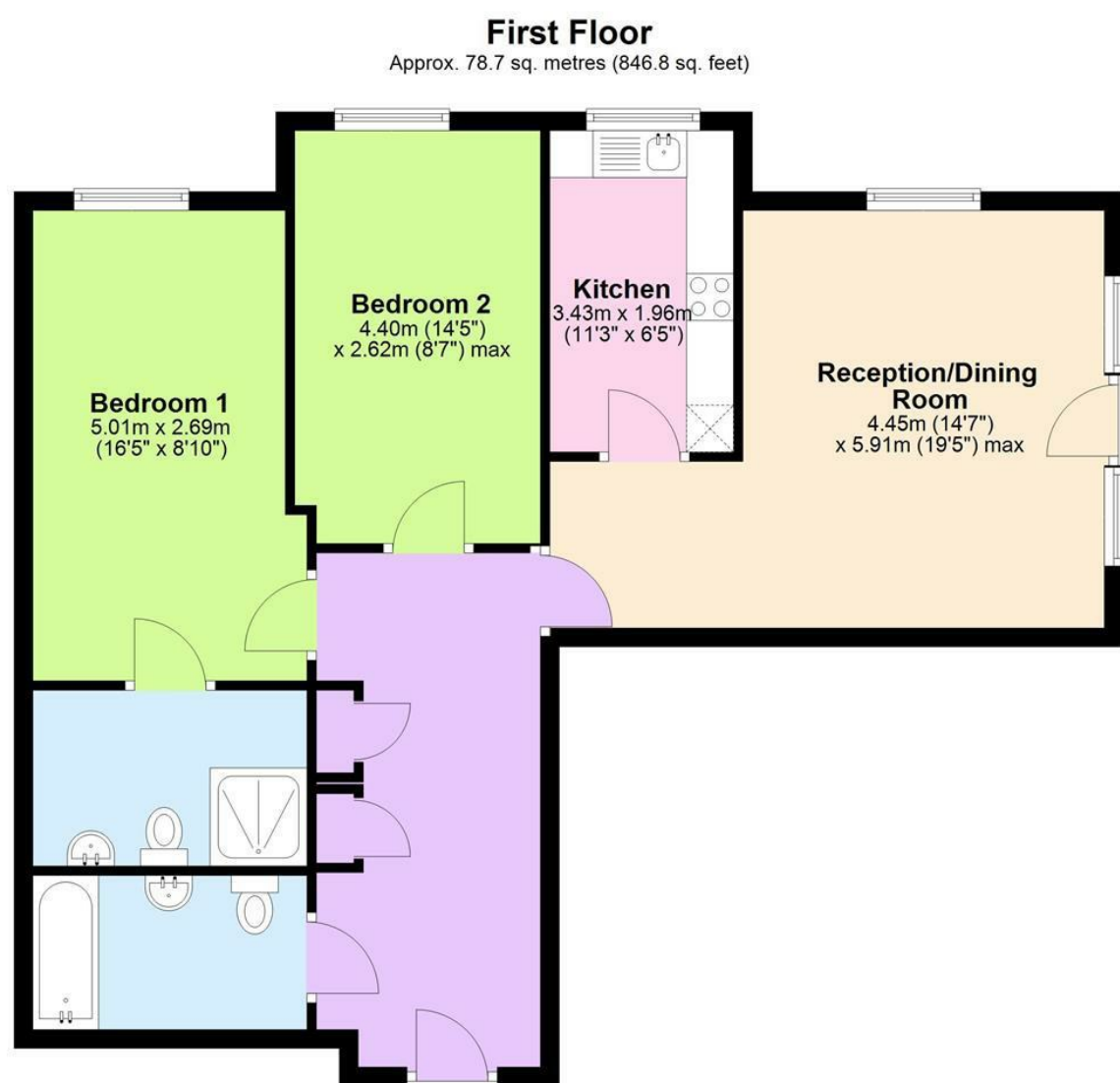
OFFERS IN EXCESS OF

£290,000

Sterling are pleased to offer for sale this well presented two double bedroom apartment with allocated parking set over the first floor of the popular Ovaltine Development with views over the Grand Union Canal and situated within easy reach of Kings Langley Station. Internally the accommodation comprises entrance hallway, spacious reception/dining room with Juliet balcony, fitted kitchen with appliances, two well appointed bedrooms, the master with en-suite shower room, and further bathroom with overhead shower. In addition to secure underground parking this delightful property also benefits from passenger lift and spectacular views of the canal. Offered for sale with no upper chain.

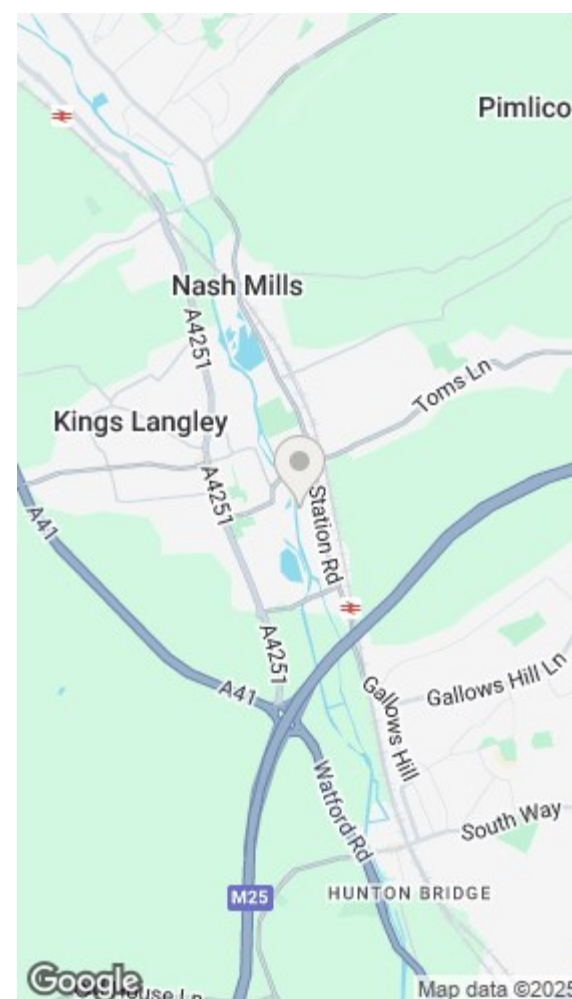


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Total area: approx. 78.7 sq. metres (846.8 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	81		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC





* Two Double Bedrooms *
 Spacious Reception/Dining
 Room * Kitchen with Appliances
 * Allocated Underground Parking
 * Stunning Canal Side Setting *
 Walk to Station * Juliet Balcony
 * Two Bathrooms



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Distance to Stations
 Kings Langley Station (0.4 Miles)
 Apsley Station (1.7 Miles)
 Hemel Hempstead Station (3.0
 Miles)

Distance to Schools
 Kings Langley Primary School (0.9
 Miles)
 Kings Langley Secondary School
 (1.1 Miles)
 The Divine Saviour Roman Catholic
 Primary School (1.4 Miles)
 Abbots Langley School (1.8 Miles)
 Longdean School (2.5 Miles)
 Parmiter's School (3.3 Miles)

Material Information
 Council Tax Band - E (Three Rivers
 District Council)

Lease Information
 Lease 125 years from 31st
 December 2005
 Service Charge £3566.54 per
 annum
 Ground Rent £200 per annum

The service charge covers a variety
 of expenses, including but not
 limited to: water rates for each flat
 (paid), cleaning of the building,
 servicing of the lifts, operation of
 CCTV, upkeep of the main
 communal areas, and maintenance
 of the grounds, including the
 private area on the Ovaltine side of
 the canal.

Agents Information For Buyers

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.

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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