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**Kings Langley**

OFFERS IN THE REGION OF £180,000

# Kings Langley

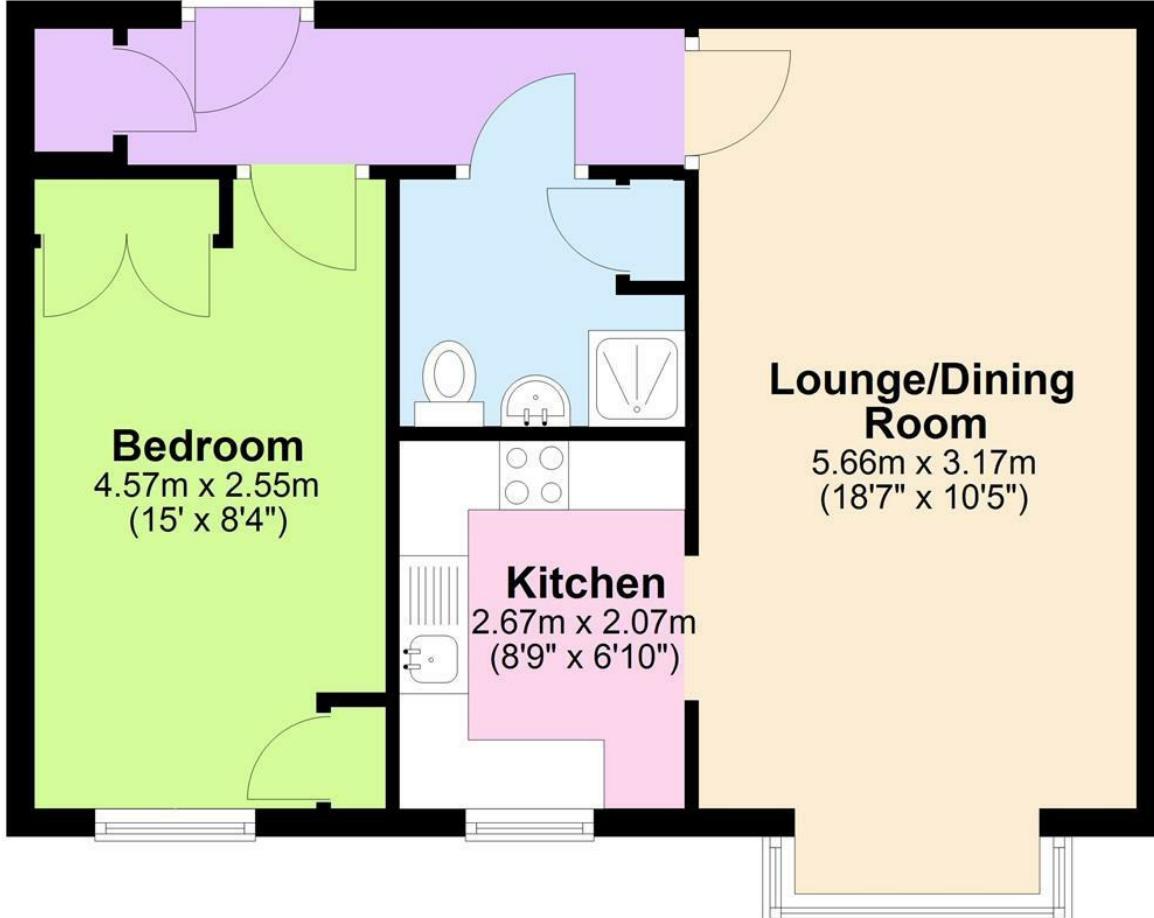
OFFERS IN THE REGION OF

£180,000

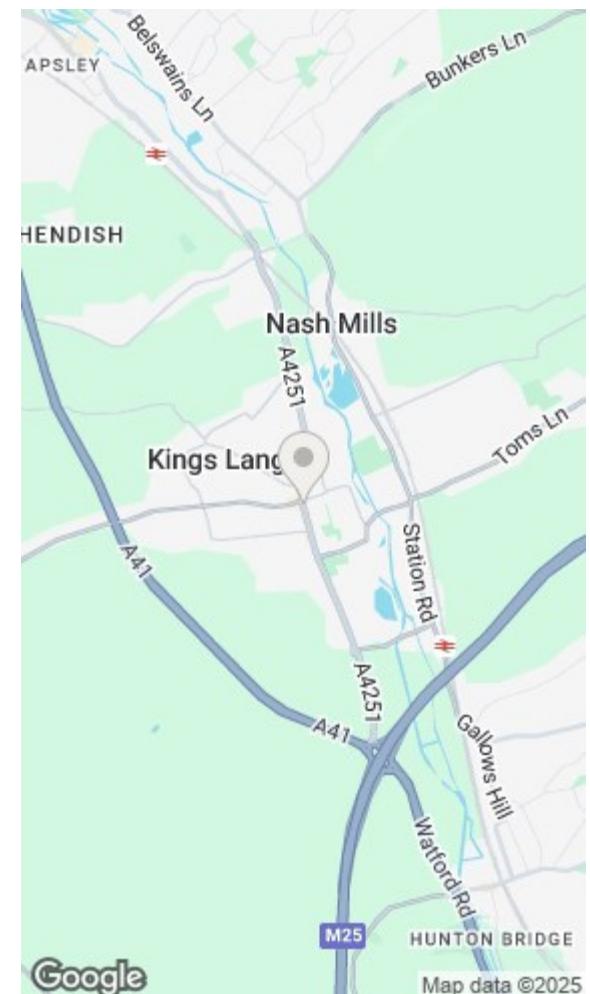
A delightful stair lift accessed, first-floor apartment in this exclusive development for the over 60's. Situated just off the High Street with excellent proximity to all local amenities to include shops, bus stops and doctor's surgery. The apartment is accessed via a secure entrance, a stair-lift to access the first floor and a private front door that opens to the inner hallway. Doors then lead to a spacious lounge/dining room. There is a shower room and a modern kitchen, along with a well proportioned bedroom. Available with no upper chain.



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Total area: approx. 45.8 sq. metres (492.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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



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A beautifully presented one bedroom retirement apartment in the centre of the village.



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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.

#### 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, completed AML checks and proof of funds.

#### The Accommodation

On entering the apartment you find yourself in the entrance hall with doors leading to the bedroom, shower room and spacious living/dining room. Beautifully presented throughout with new carpets and bright, modern decor the apartment benefits from views over the High Street. The living/dining room boasts a feature window which floods the space with light. An opening leads you to the kitchen which is fully fitted with a range of base and eye level units. The bedroom is well proportioned and benefits from fitted wardrobes providing ample storage. A shower room comprising a walk-in shower cubicle, wc and wash hand basin completes the accommodation.

#### The Outside

For residents, there is access to a communal living room, offering a welcoming space for residents to relax and socialise. The laundry area is conveniently located within the building. Additionally, the property is supported by an on-site warden, ensuring assistance is readily available when needed and providing an added sense of security and peace of mind. There is also parking available on-site, which operates on a first-come, first-served basis, providing convenient access for residents with vehicles.

#### Lease Information

Lease Remaining - 62 Years

Monthly Service/Maintenance Charges - £247.71 Per Month  
Over 55's only



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