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Temptation comes in many forms...



Kings Langley

GUIDE PRICE £270,000

Kings Langley

GUIDE PRICE

£270,000

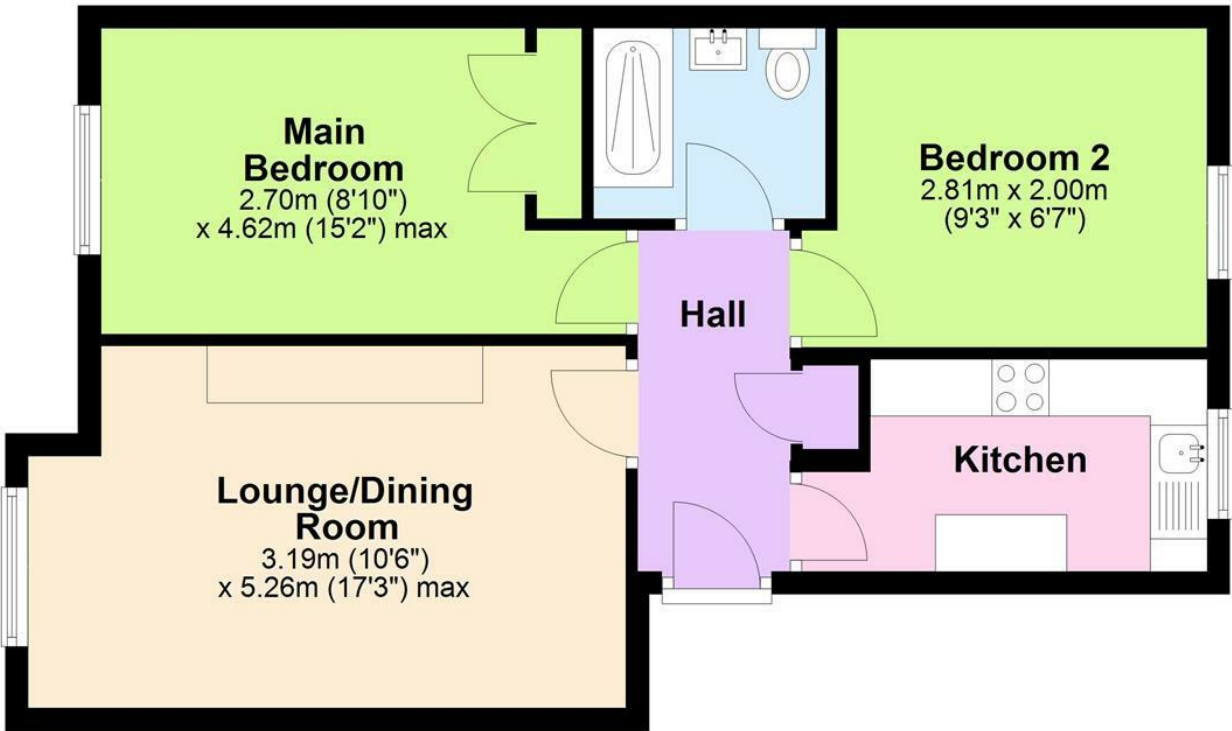
Offered to the market with no upper chain and having been subject to a complete refurbishment to an exceptionally high standard is this two double bedroom, first floor apartment. Being ideally situated for access to Kings Langley station, village and the national road network, this 'turn-key' apartment is ideal for first-time buyers, investors or downsizers. An early inspection is highly recommended.



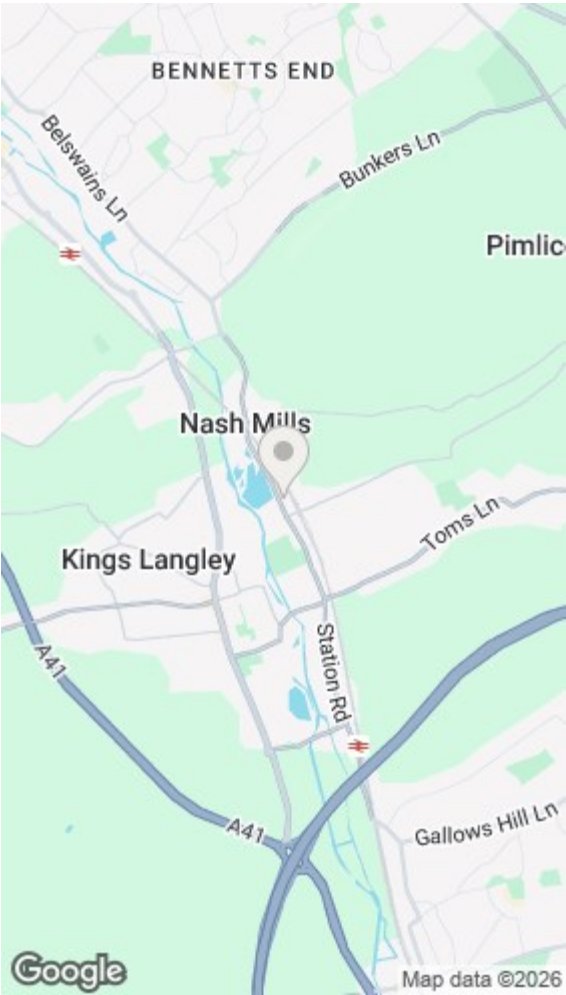
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Ground Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)



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





A beautifully refurbished two bedroom apartment offered with no upper chain



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The Accommodation

A spacious entrance hall welcomes you to this stunning apartment. Newly replaced doors open to all accommodation and a useful airing cupboard provides storage. All heaters throughout the property have been replaced with modern, energy efficient, app controlled heaters. The kitchen has been recently refitted to a very high standard with integrated appliances. The generously proportioned reception room offers space for a large sofa and a dining table and also benefits from a bespoke media wall. Both bedrooms are doubles with the main bedroom also benefitting from built-in wardrobes. The recently refitted bathroom has, again, been done to an exceptional standard and comprises WC, wash hand basin and large, walk-in shower.

The Outside

The property benefits from one allocated parking space with visitors permits also available. Lakeview is a well-maintained development surrounded by green spaces with the additional benefits of bin stores, bike stores and communal rotary washing lines.

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 Details

We are advised that the terms of the lease are:

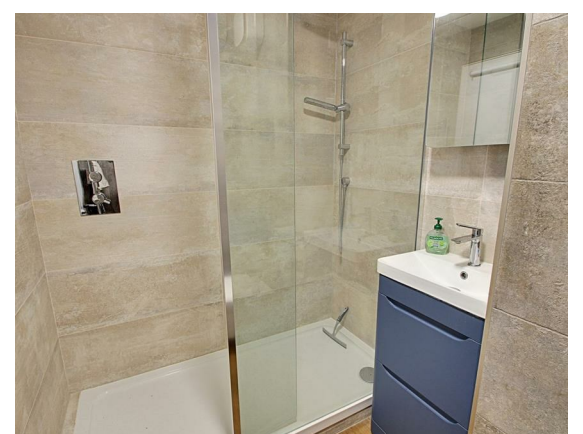
Lease Length: 989 years remaining
Ground Rent and Service Charge: £1630.76 per annum

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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to conclude negotiating any offer unless we have ID and proof of funds.



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