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Hunton Bridge

GUIDE PRICE £300,000

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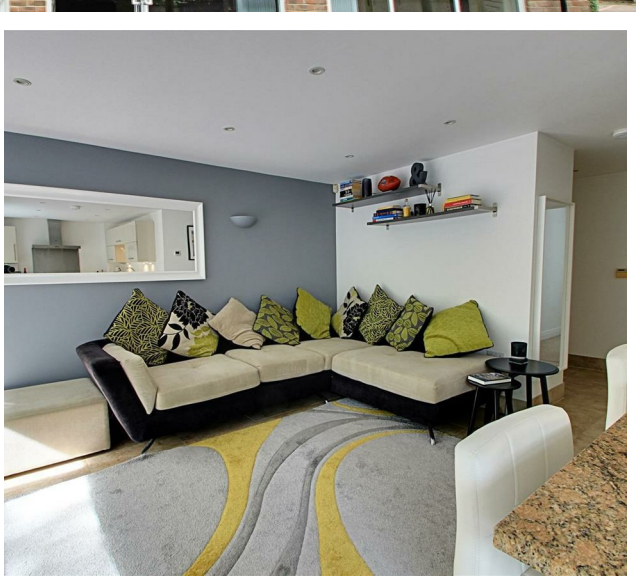
Hunton Bridge

GUIDE PRICE

£300,000

Enjoying a peaceful canal-side location is this spacious two bedroom, ground floor apartment. Offered to the market in superb decorative order, the property benefits from two double bedrooms, a four piece bathrooms suite and a large, open-plan kitchen/reception room with floor to ceiling windows overlooking the canal and doors opening to a terrace. Additionally there are two allocated parking spaces.



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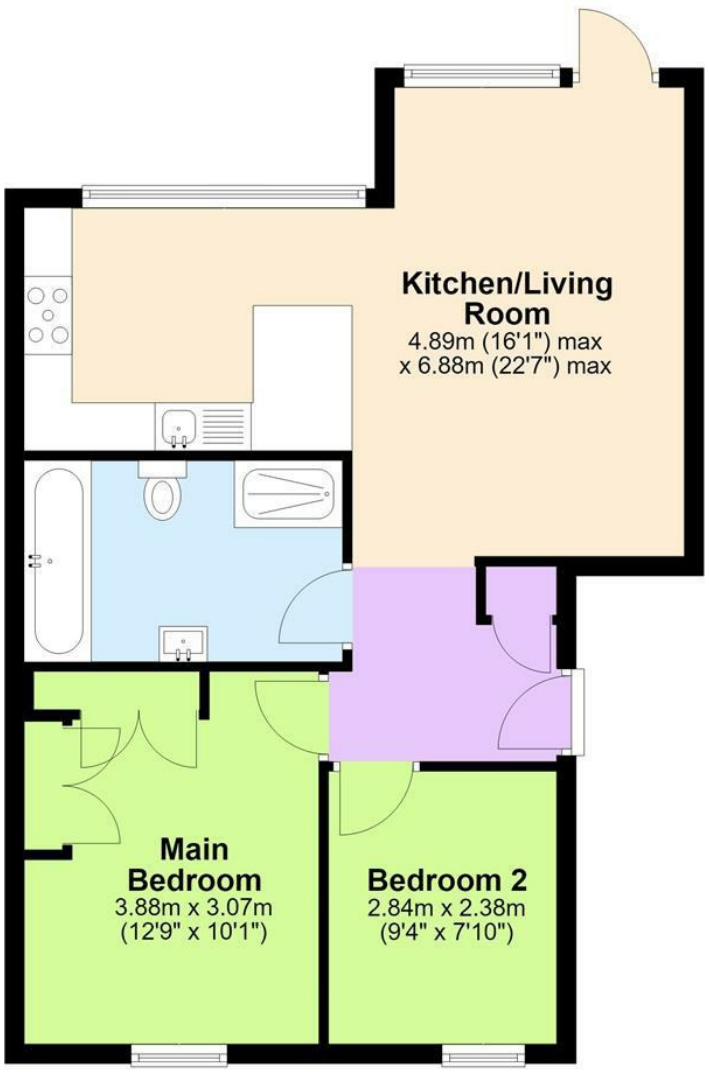
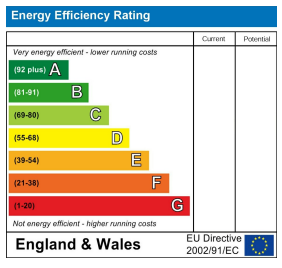
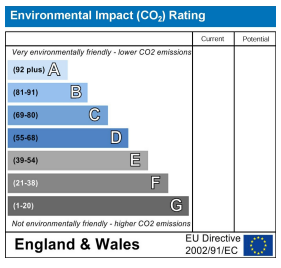


Total area: approx. 57.0 sq. metres (613.3 sq. feet)





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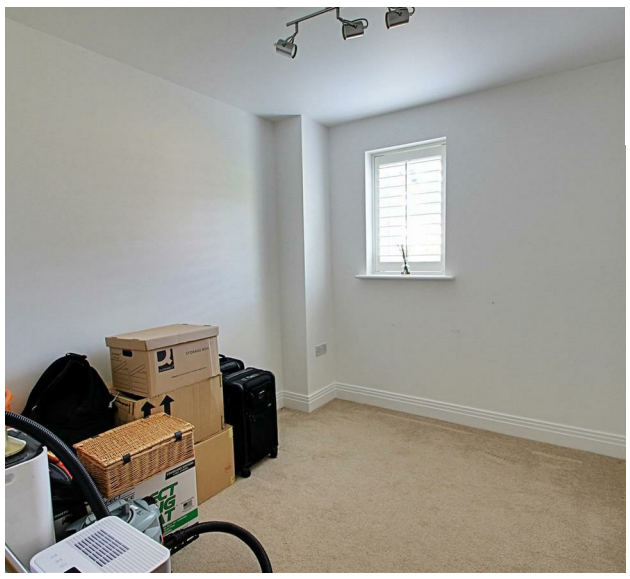
A spacious two bedroom apartment enjoying a canal-side location.



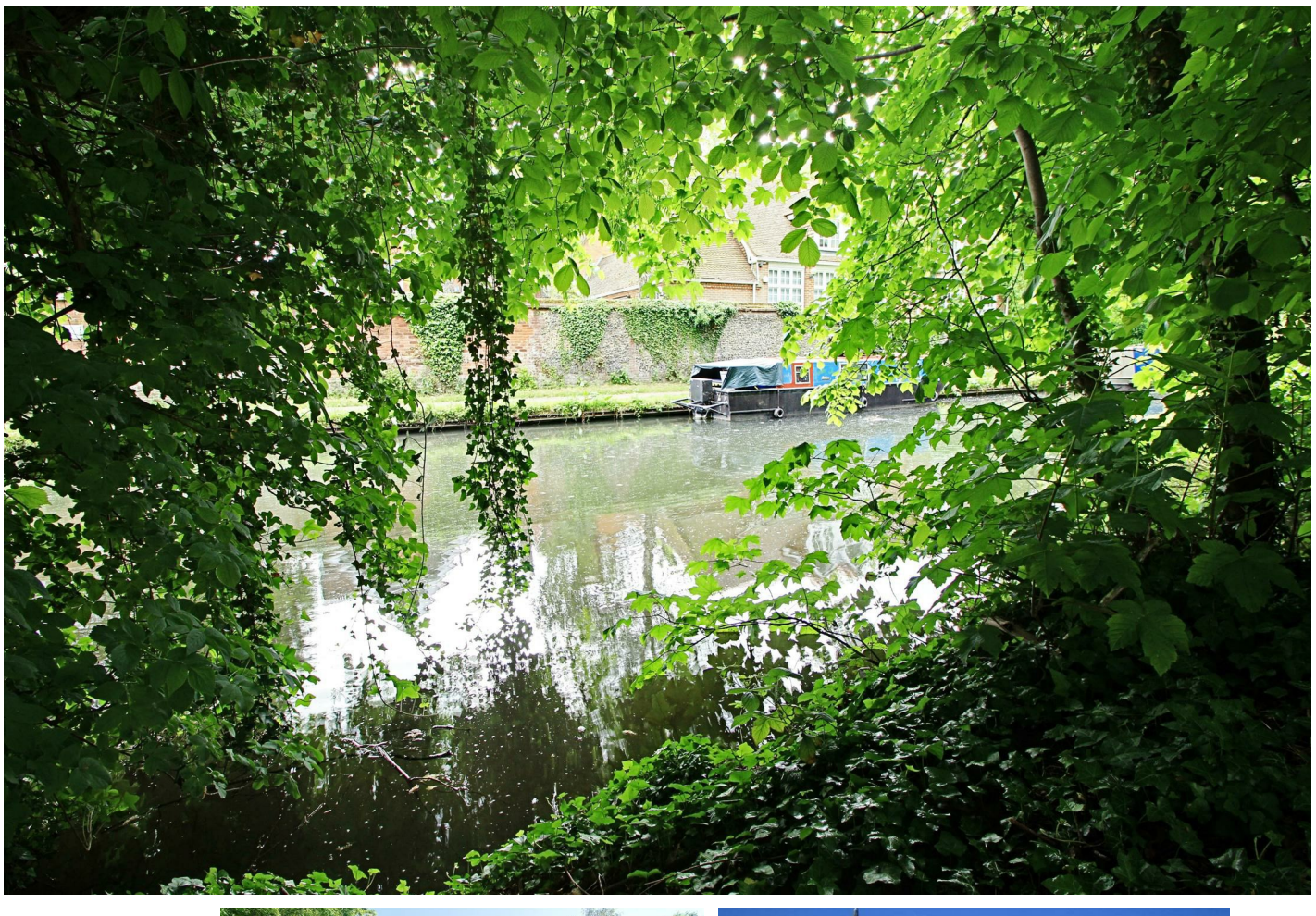
The Accommodation
The property can be accessed either by the main block entrance, or more easily from the allocated parking spaces, through the patio door and into the Living Room which is the stand-out space in this property - exceptionally spacious and flooded with light from the statement floor-to-ceiling windows. The kitchen is open-plan and is fully fitted with a range of units with integrated appliances and a breakfast bar. Both bedrooms are doubles with the main bedroom also benefitting from integrated storage. The large bathroom is fitted with a white four-piece suite comprising bath, shower, WC and wash-hand basin. Externally the property has direct access to the canal frontage and benefits from two allocated parking spaces.

The Lease
We are advised that the terms of the lease are as follows:

Term: 999 years from 1st Jan 2007
Service Charge £1946.59 per annum

The Location
Hunton Bridge is a small settlement near Abbots and Kings Langley, Hertfordshire, England, with a historic royal connection. It lies within the Langleybury area of the Three Rivers district. Kings Langley village center offers a selection of shops catering to everyday needs, while for a broader range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are just a five- and four-mile drive away, respectively. For commuters, Kings Langley mainline station offers direct services to London Euston, with a journey time of approximately 30 minutes. Additionally, the Metropolitan Line Underground station in Watford provides access to Baker Street and The City. There are also excellent connections to the national motorway network, with Junction 5 of the M1 and Junction 19 of the M25 located approximately 1.5 miles from the town center.

Agent's Information For Buyers
TThank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.

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 accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.