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and let's see if we can **tempt** you!
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you to **sell** or **let** your **property**?
Is there a **price** that would **tempt**

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Kings Langley

GUIDE PRICE £175,000

Kings Langley

GUIDE PRICE

£175,000

A chance to purchase an over 55's, fully refurbished apartment in the heart of Kings Langley which also boasts the use of a large communal living room, communal gardens and lift access to all floors! Position right in the heart of Kings Langley within walking distance to the High Street, Doctors and amenities.



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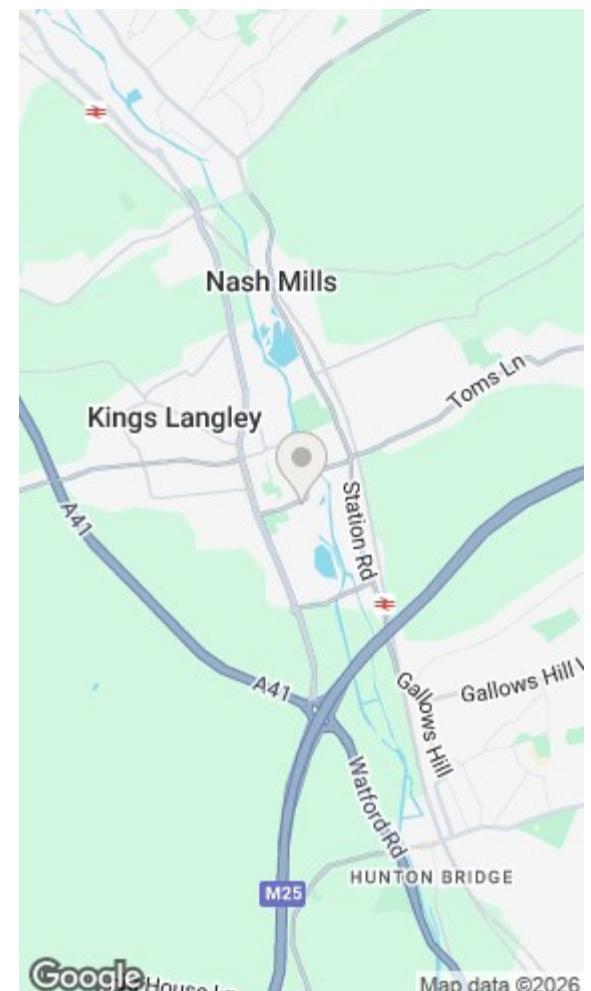
First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 48.5 sq. metres (521.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC





A chance to purchase a delightful and fully refurbished apartment for the over 55's.



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Agents 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, 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.

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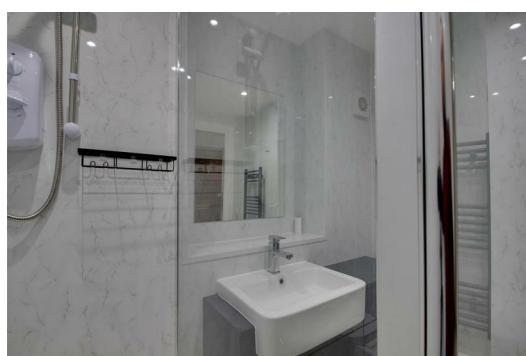
Lease Information
Currently the lease is 99 years from 1987 therefore 61 years remaining. The seller clients intend to renew the lease to 99 years on completion. There is also the opportunity to purchase with the current lease at a reduced price. We are advised that the service charge is £238 per month with a peppercorn ground rent.



The Apartment
A large first floor, over 55's, warden assisted apartment, conveniently located within a short walk of Kings Langley High Street. Well-presented throughout, the property offers a spacious sitting room, newly fitted kitchen, large double bedroom and refitted bathroom. The development also benefits from intercom entry system, a social lounge, communal gardens, a lift, and resident's parking.

The Location
Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched by few other places in the U.K. 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 tranquillity of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers. 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.

Historic Kings Langley
Kings Langley was the birth-place of Edmund of Langley, 1st Duke of York (1341–1402), 4th surviving son of King Edward III (grandson of Edward I), whose tomb survives in All Saints Church. The body of King Richard II, eldest grandson and successor of King Edward III, was buried here after his probable murder at Pontefract Castle in 1400. It was later removed to Westminster Abbey, next to the Palace of Westminster. During the Second World War, the village was home to the secret headquarters in Britain of the Polish Underground army based at Barnes Lodge just off the Hempstead Road near Rucklers Lane.



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