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**Kings Langley**  
OFFERS IN EXCESS OF £260,000

# Kings Langley

OFFERS IN EXCESS OF

£260,000

This well presented third floor two bedroom apartment is located in the iconic Ovaltine development in the highly sought after village of Kings Langley.

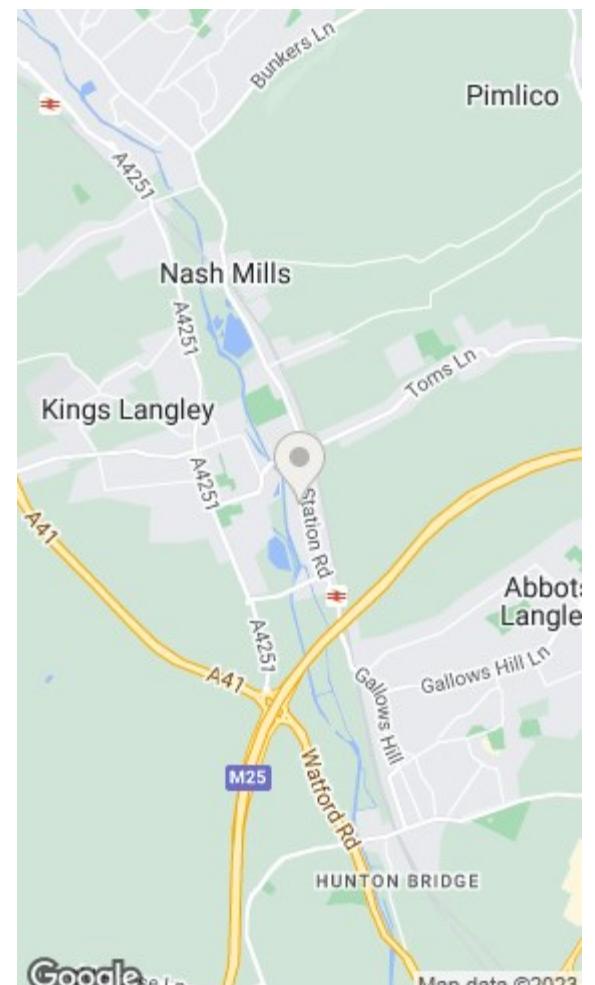


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Total area: approx. 681.3 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	B	84
(81-91)	B	C	85
(69-80)	C	D	
(55-68)	D	E	
(38-54)	E	F	
(21-38)	F	G	
(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	B	
(81-91)	B	C	
(69-80)	C	D	
(55-68)	D	E	
(38-54)	E	F	
(21-38)	F	G	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

# Shhh.

**Get ahead in the property game!**

If you are looking to move, register your details and requirements with us and **snap up the choicest properties** as soon as they come onto the market – up to **3-5 days before** they appear online!

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we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.

#### Description

This two-bedroom flat is conveniently located close to local transport links and amenities, with beautiful views of the grand union canal

The property benefits from a large open plan lounge/diner and a kitchen with integrated appliances. There are cupboards in the hallway providing ample storage space and a modern family bathroom. There are two good sized bedrooms, the master has a spacious ensuite with a shower.

Further benefits include secure allocated parking and a communal garden to sit out upon enjoying the beautiful views of the grand union canal.

#### Lease Details

Lease 125 years from 31st December

2005

Service Charge £2260 per annum

Ground Rent £200 per annum

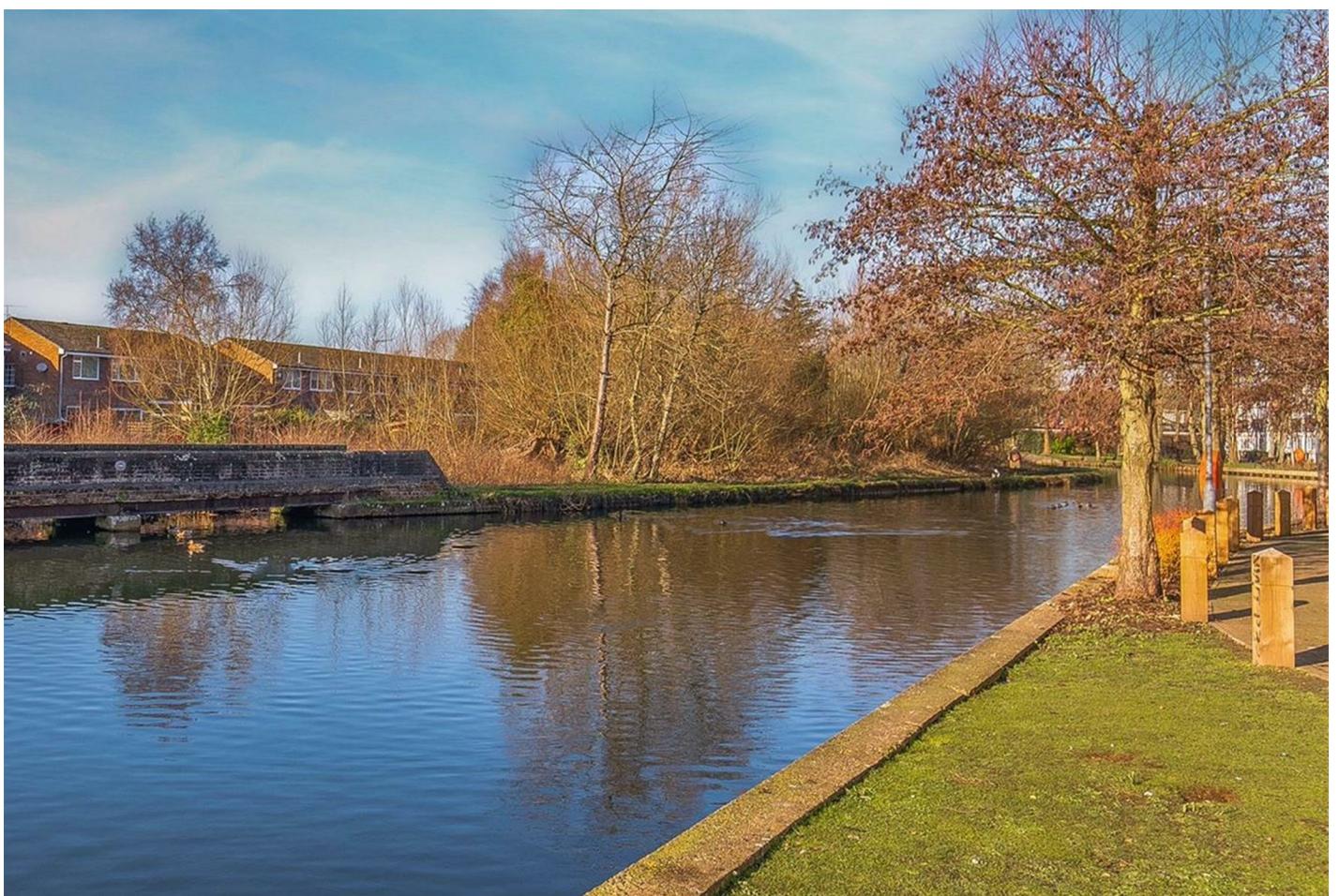
#### Location

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.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovingdon.

#### Agents Notes

Please be aware, should you wish to make an offer for this property, we will require the following information before



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