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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Kings Langley

GUIDE PRICE £230,000

# Kings Langley

GUIDE PRICE

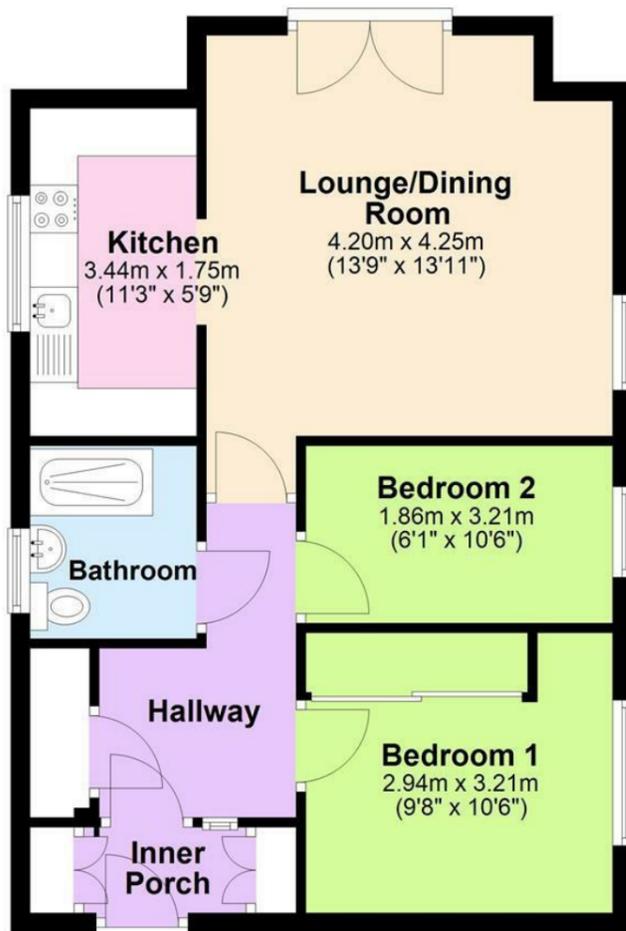
£230,000

A delightful 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, with a private front door that opens to the inner hallway. Doors then lead to a spacious lounge/dining room. There is a recently refitted shower room with modern kitchen, along with two bedrooms are also of good proportions. Available with no upper chain.



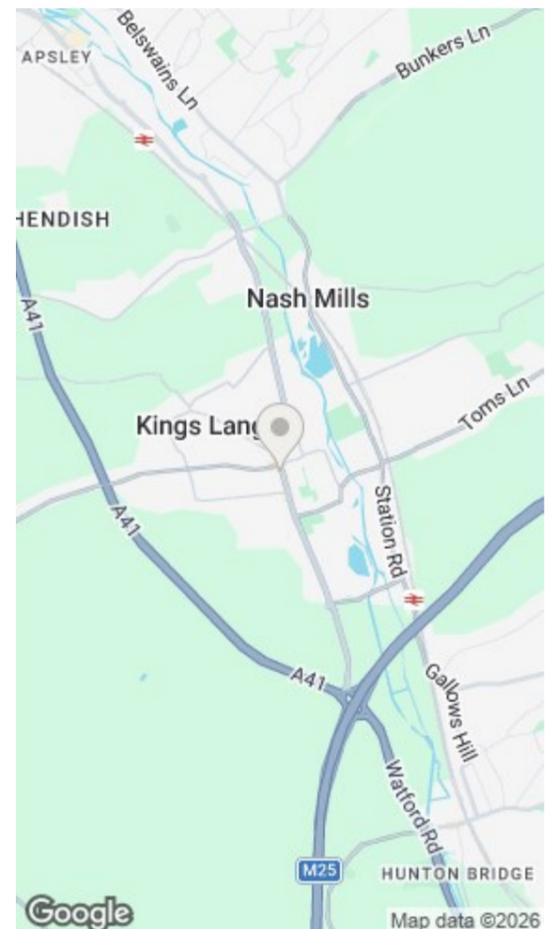
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**First Floor**  
Approx. 54.1 sq. metres (582.6 sq. feet)



Total area: approx. 54.1 sq. metres (582.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	80		

Energy Efficiency Rating: A (82+), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (82+), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





Chain Free two bedroom first floor apartment for the Over 55's



**The Accomodation**  
 Accessed via a communal entrance, this property features a front door located on the first floor. Upon entering, you are welcomed by an abundance of natural light from the dual-aspect windows. The inner porch and hallway provide ample storage space.

Doors lead to all other rooms, including two bedrooms—one of which is a generously sized double with fitted wardrobes. The recently updated bathroom includes a wash basin, WC, and a walk-in shower.

At the rear of the property, you'll find a spacious lounge/dining area with views spanning multiple directions. A Juliet balcony offers an ideal spot to enjoy the surrounding scenery.

The modern kitchen, conveniently located just off the living space, is separated by an archway and is well-equipped with a washing machine, fridge/freezer, electric hob, and oven. Throughout the property, electric storage heaters ensure warmth and comfort.

**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 Informaiton  
 Lease Remaining - 62 Years  
 Monthly Service/Maintenance Charges - £304.50 Per Month  
 Over 60's only

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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. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

**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 should an offer be successful. 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.



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