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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...



Watford

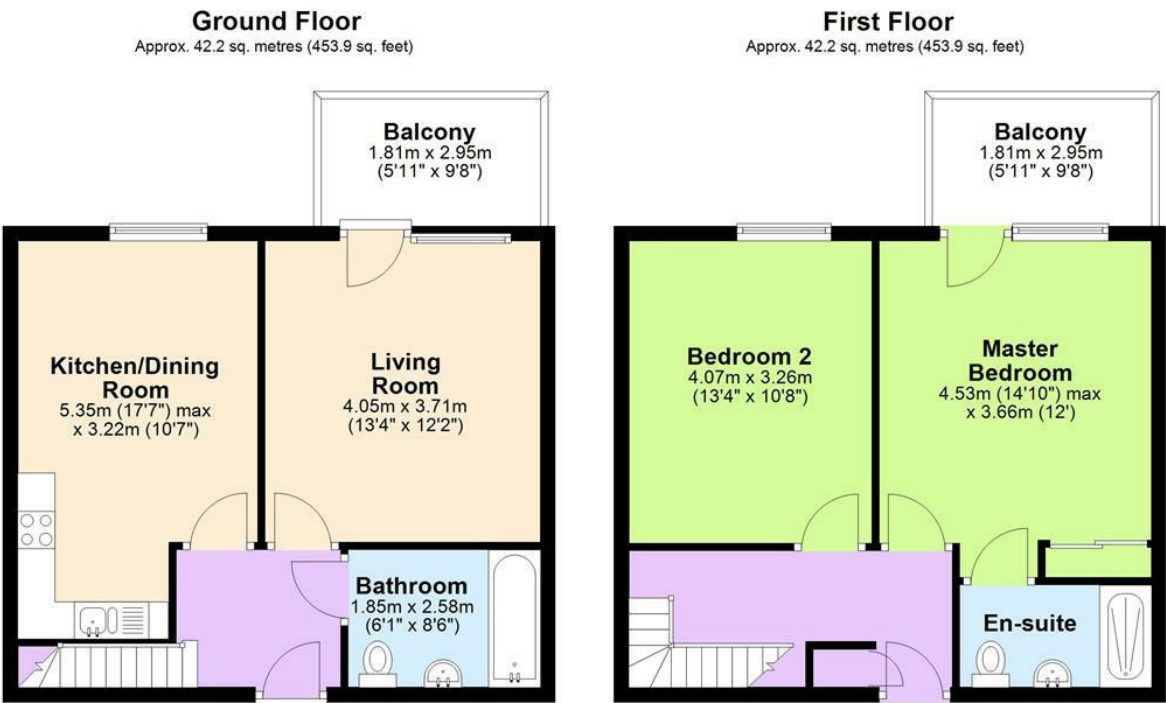
GUIDE PRICE

£475,000

A stylish duplex penthouse apartment positioned in this iconic development closed to the Grammar School, station and easy striking distance of the high street and also boasting a residents only gym and indoor swimming pool. A viewing is the only way to fully appreciate the spacious 900 sq ft on offer.



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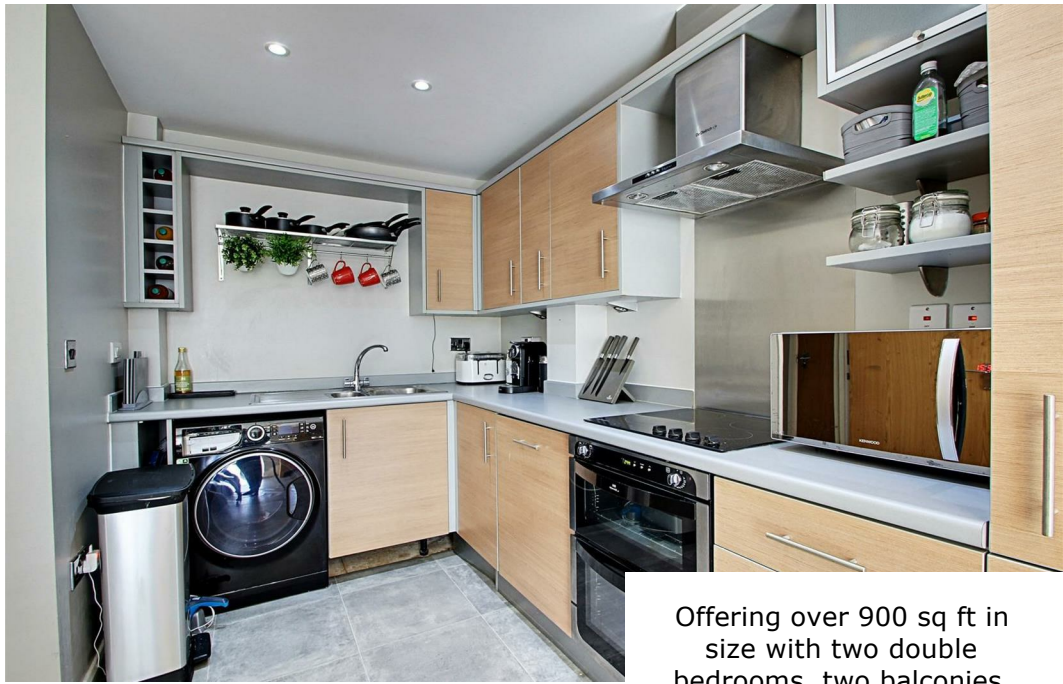


Total area: approx. 84.3 sq. metres (907.7 sq. feet)

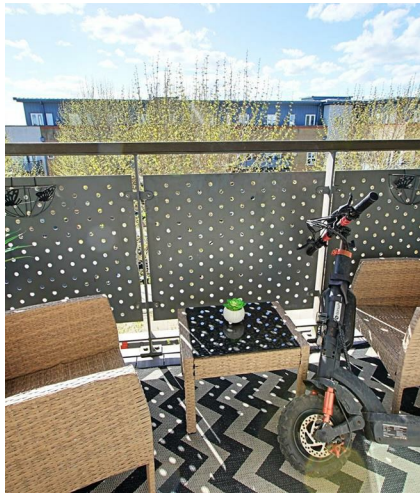


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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	





Offering over 900 sq ft in size with two double bedrooms, two balconies, two bathrooms, open plan kitchen/dining room and living room.



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The Apartment
Comprising of two large double bedrooms, reception room, modern integrated kitchen/diner, a modern three piece family bathroom, and a modern en-suite shower room to the master bedroom, every room in this flat is larger than average. The flat also benefits from two beautiful private balconies from the master bedroom and the main reception room, both large enough for outside furniture to enjoy a late summers evening.

Residents Benefits
Owners benefit from full use of the development's leisure centre with an on site gymnasium, steam room and swimming pool with concierge services. The development has expansive communal gardens and the flat is also a short walk to the award winning Cassiobury Park.

Lease Information
Service Charges: £1800 every 6 months
Ground Rent: £275 per annum
Lease Length: 120 years

The Location
One of the major commuter boroughs in Hertfordshire, an ideal location for those who wish to balance a relaxing home life out of the city with the fast and frequent rail connections to work in London. Foodies and socialites will love the abundance of bars and restaurants that can cater to various tastes and always make for a fun night out. The great range of shops and the local market are enough to satisfy any retail therapy session, and the kids are spoilt for choice, with bowling, climbing, crazy golf and the museum nearby.

Travel Links
Transport facilities include Main Line services from Watford Junction into London Euston and Watford Metropolitan Line Baker Street and The City. The A41 junction for links to the M25 is within easy reach with M25 J.19 and J.20 away connecting to national motorways and airports.

Education & Leisure
There is an outstanding selection of both state and private education including Watford Boys and Girls Grammar Schools, Cassiobury Junior School and York House, among others. Cassiobury Park provides over 190 acres of open space and woodland with a variety of sport and recreation facilities. The luxurious Grove Country Club is nearby offering a spa, golf course, bars and restaurants.

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, completed AML checks and proof of funds.



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