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# Temptation comes in many forms...



Kings Langley

OFFERS IN THE REGION OF £245,000

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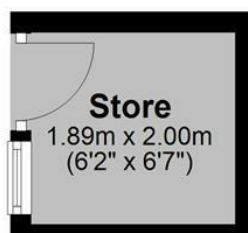
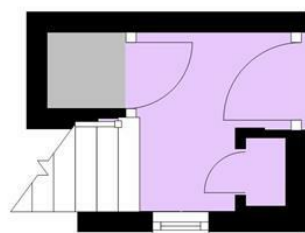
Sterling are delighted to present to the market this well-presented, one-bedroom first-floor maisonette, located within walking distance of Kings Langley High Street and with its own private garden. The property has been updated by the current owners in recent years, and can be seen as an ideal first time buy or investment purchase. With low maintenance charges and a strong lease, viewings are highly recommended.



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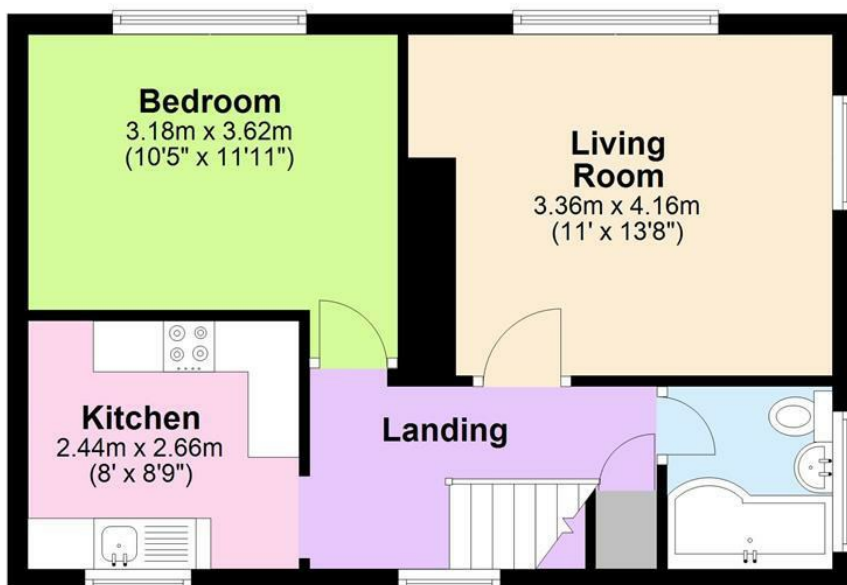
## Ground Floor

Approx. 3.6 sq. metres (39.0 sq. feet)

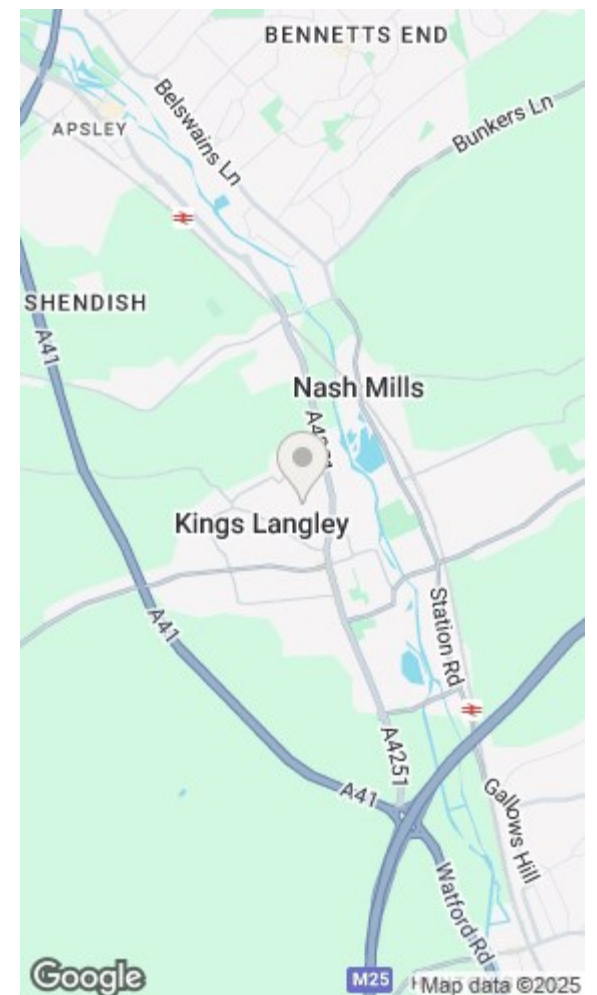


## First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 45.0 sq. metres (484.6 sq. feet)

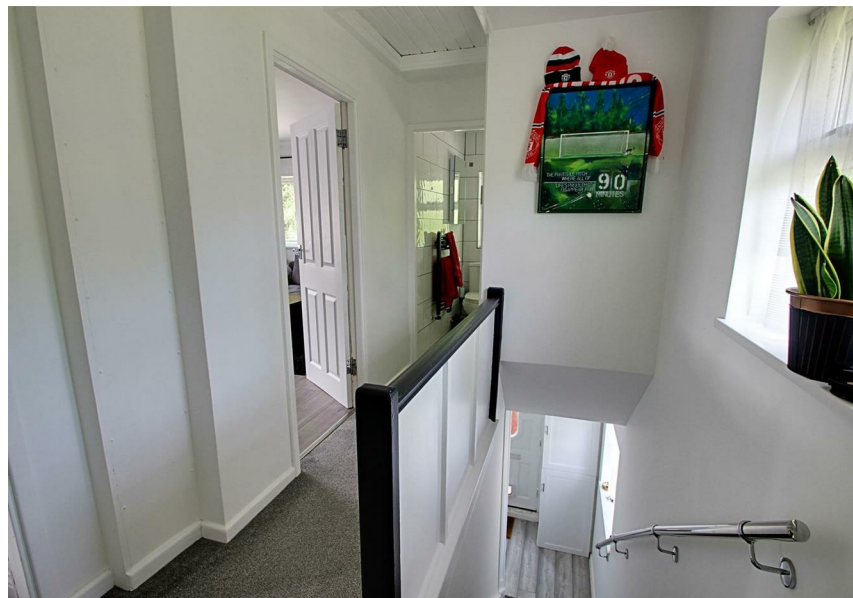


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	68	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G	74	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	





First floor maisonette in excellent condition, offering front & rear gardens



**The Property**

An entrance hall with two fitted storage cupboards leads directly to the stairway rising to the first floor with a generous landing and doors to all rooms. The living room is located to the rear of the property and enjoys a pleasant outlook over woodland to the rear and also includes an open fireplace. The bedroom is a generously sized double, offering ample space for wardrobes and bedside units. The kitchen and bathroom have both been updated in recent years. The kitchen features a fitted oven with extractor hood, sink, practical worktop space, and room for a fridge/freezer and washing machine. The bathroom is a well appointed three piece suite to include toilet, wash basin, and shower over bath. Additional storage is available over the stairway, where a tumble dryer is conveniently housed. Further storage is accessible via the loft hatch.

**Outside**

The property benefits from both front and rear gardens. The rear garden is accessible via a side gate, which leads to the main front door to the property. Outside, you have access to a brick build storage unit, ideal for keeping garden tools.

**The 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 canal side luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovington.

**Lease Information**

Leasehold - 99 Years Remaining  
Ground Rent - £10 per year  
Buildings Insurance - £130 per year

**Agents Information For Buyers**

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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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