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and let's see if we can **tempt** you!

Contact us for a **free valuation**

you to **sell** or **let** your **property**?

Is there a **price** that would **tempt**

in many forms...  
**temptation** comes



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Kings Langley

OFFERS IN THE REGION OF £425,000

# Kings Langley

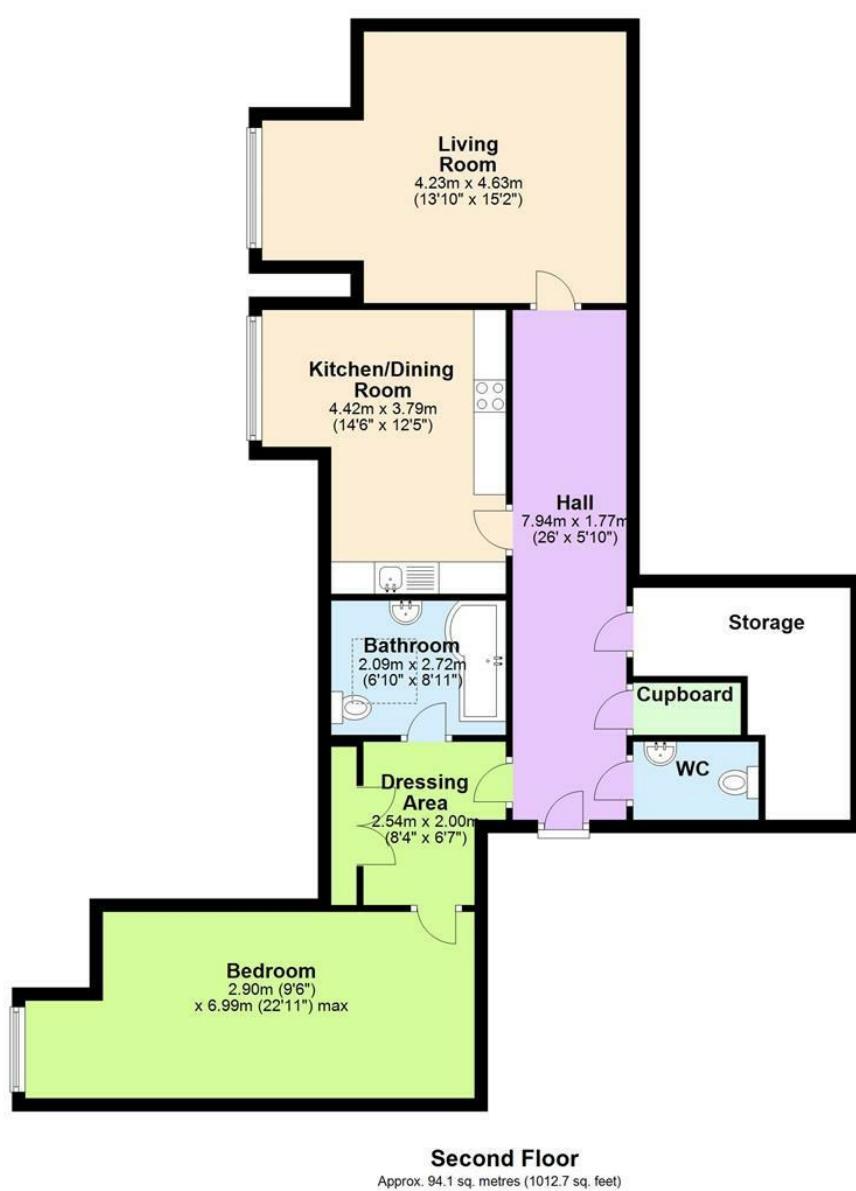
OFFERS IN THE REGION OF

£425,000

This stunning one-bedroom penthouse apartment located in Kings Langley is just a short walk from the high street and has a secure entrance and lift.

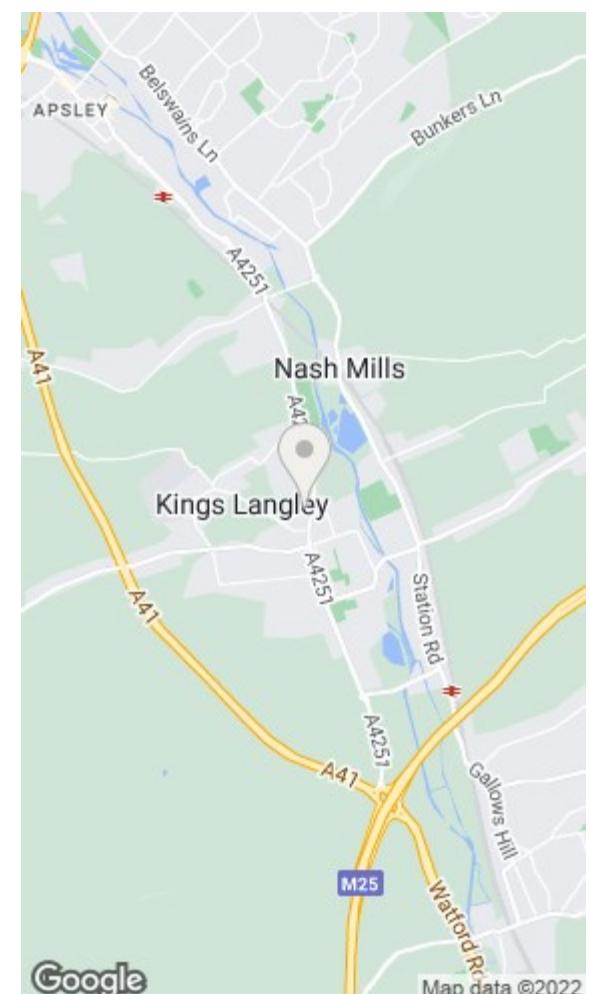


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Total area: approx. 94.1 sq. metres (1012.7 sq. feet)

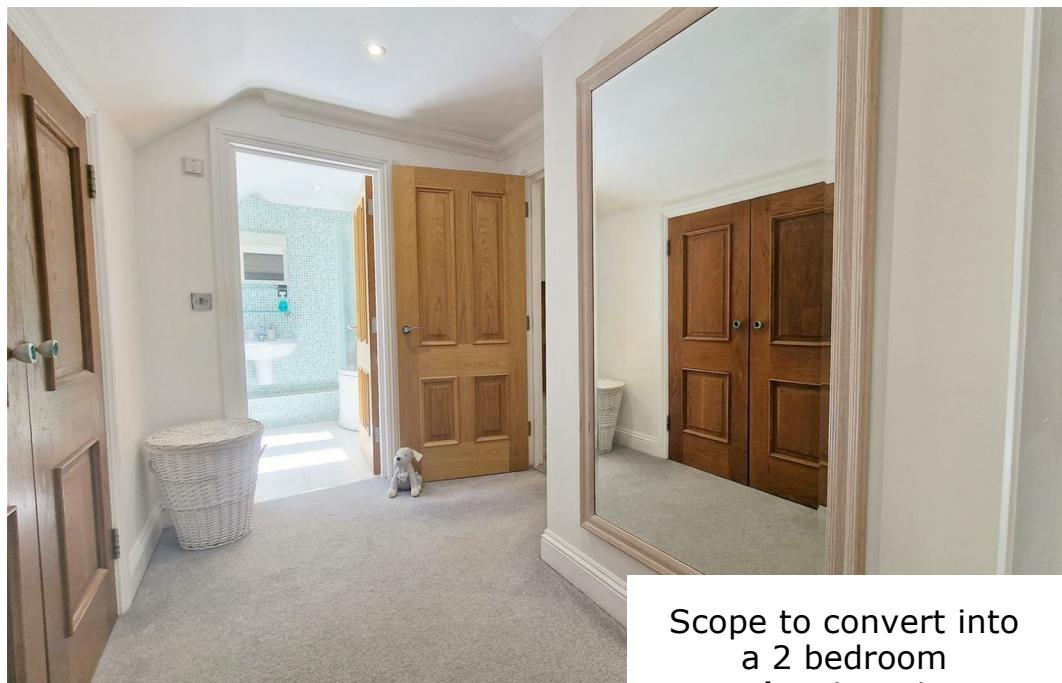
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	79	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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





Scope to convert into  
a 2 bedroom  
Apartment



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**Accommodation**  
Providing over 1000 square feet of living space, this is a rare opportunity to own this stunning property walking distance to Kings Langley High Street, ideal for first-time buyers and downsizers alike.

All rooms are connected by a hallway with doors, and there are two large storage cupboards near the entrance. Located at the end of the hallway, the reception room has a bay window on the side that faces out to the side. Additionally, the kitchen/dining room is spacious. The kitchen has an array of eye and base level cabinets and integrated appliances. An elegant 22'11 bedroom, the master bedroom comes with a large en-suite bathroom with a toilet, hand basin, and bathtub, as well as a dressing room. There is also a separate toilet with a hand basin in the apartment.

**Outside**  
The apartment can be accessed via a secure entry phone system and has a lift. A parking space is allocated at the front of the building. There is also a communal garden area which can be used by any of the residents within the block.

**Location**  
Kings Langley, Abbots Langley and Watford are ideal for commuting into London by both road and rail. With a range of train stations only a short walk or quick drive from your doorstep you can be in central London in approximately 25 minutes. The area is renowned for its prestigious independent schools and the Watford Grammar school.

The population of Kings Langley is circa 5,000 and encompasses several immediate areas such as Chipperfield which was recently considered one of the top 12 most desirable places to live in a national survey. The housing stock here varies from the well known Ovaline Factory which is now converted into canalside luxury apartments to sprawling country estates found in locations such as Chipperfield, Sarratt and Bovingdon.

Watford is further complemented by a thriving town centre with the comprehensive Intu and Charter Place shopping centres, both offering well-known High Street stores and individual independent shops, as well as popular restaurants and coffee shops. The town also provides an excellent range of amenities and sporting facilities and is home to a Championship football club and Premier League rugby club, Saracens.

**Transport Links**  
The town is ideally located for the commuter with Kings Langley mainline station providing a fast and regular service to London Euston and the Metropolitan Line Underground station in Watford providing access to Baker Street and The City. There are also excellent links to the national motorway network with junction 5 of the M1 and junction 19 of the M25 approximately 1.5 miles from the town centre.

**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 principle.
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 your bank account have the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately, if we are not in possession of this information we will be unable to negotiate any offer to a satisfactory conclusion. Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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