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you to **sell** or **let** your **property**?
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and let's see if we can **tempt** you!

Temptation comes in many forms...



Kings Langley

PRICE GUIDE £275,000

Kings Langley

PRICE GUIDE

£275,000

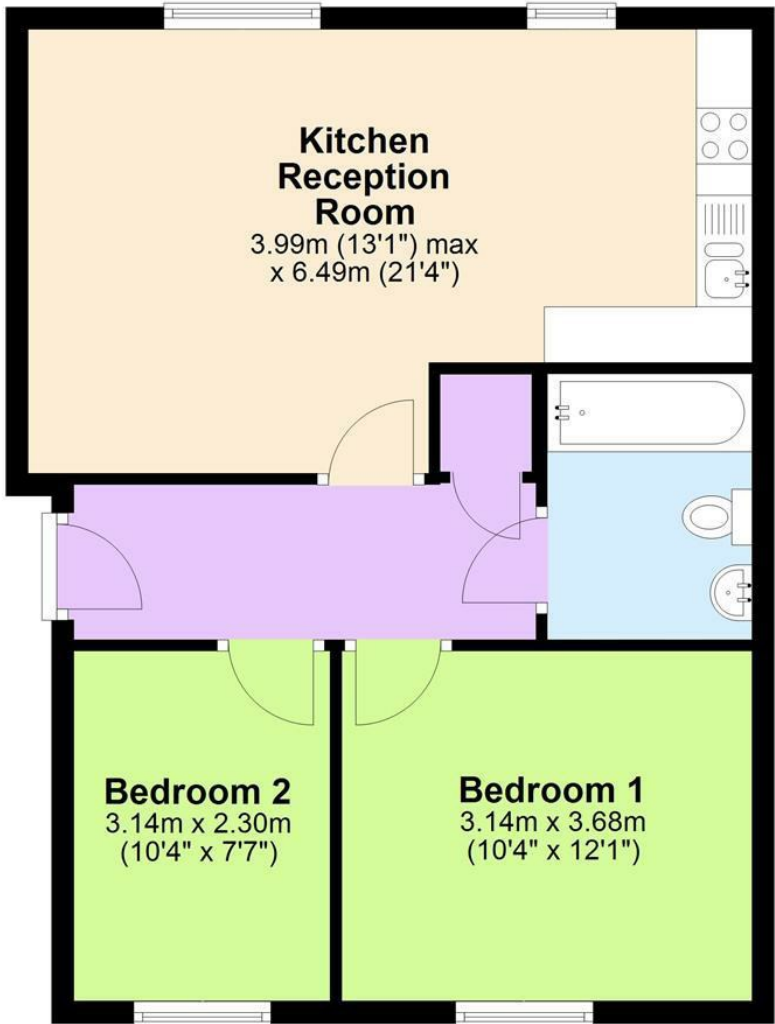
Situated on the second floor of this ever-popular development in Hunton Bridge is this well presented two bedroom apartment. Offered to the market with the benefit of no upper chain the property is bright, spacious and would make an ideal first-time or investment purchase.



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Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 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	





A well presented two bedroom apartment in a popular development.



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The Accommodation
On entering the property you find yourself in a spacious entrance hall with doors leading to all accommodation as well as a useful storage cupboard which houses the boiler as well as space and plumbing for a washing machine. The main reception room is a large space which is open-plan to the kitchen which is fitted with a range of base and eye level units with integrated appliances. Both bedrooms are well sized doubles and the bathroom is fitted with a white three-piece suite comprising low level WC, wash hand basin and bath with shower over.

Outside
Wharf Way is a pretty development with a number of green spaces. There is allocated parking for one vehicle with further visitor spaces available.

Lease Information
We are advised the the lease is as follows:
ANNUAL SERVICE CHARGE
£1770
LENGTH OF LEASE
92 years left

The Location
Hunton Bridge is a small settlement near Abbots and Kings Langley, Hertfordshire, England, with a historic royal connection. It lies within the Langleybury area of the Three Rivers district. Kings Langley village center offers a selection of shops catering to everyday needs, while for a broader range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are just a five- and four-mile drive away, respectively. For commuters, Kings Langley mainline station offers direct services to London Euston, with a journey time of approximately 30 minutes. Additionally, the Metropolitan Line Underground station in Watford provides access to Baker Street and The City. There are also excellent connections to the national motorway network, with Junction 5 of the M1 and Junction 19 of the M25 located approximately 1.5 miles from the town center.

Agent's Information for Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI

to enhance our photography.
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 accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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