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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!

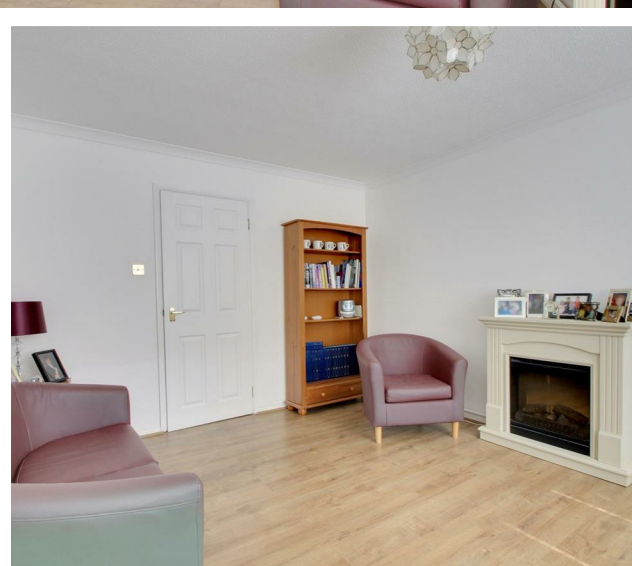
# Temptation comes in many forms...



# Kings Langley

£200,000

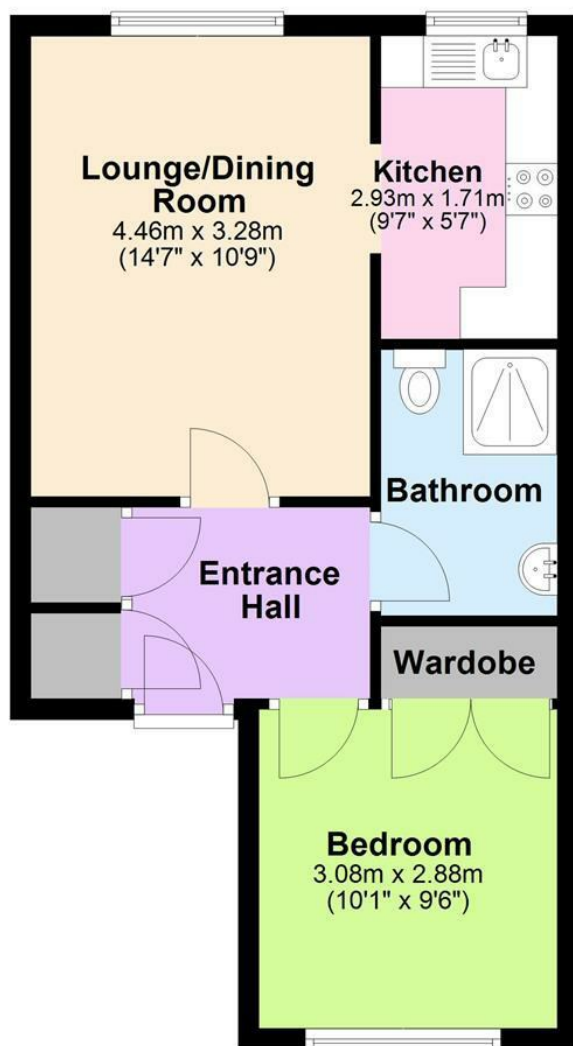
Available with no upper chain comes this one double bedroom ground floor property, located within seconds of Kings Langley train station. The property comprises; entrance hallway, bedroom, bathroom, lounge/dining area and kitchen. The property benefits from allocated parking, an extended lease and reasonable maintenance charges. Seen as an ideal first time buy or investment opportunity.



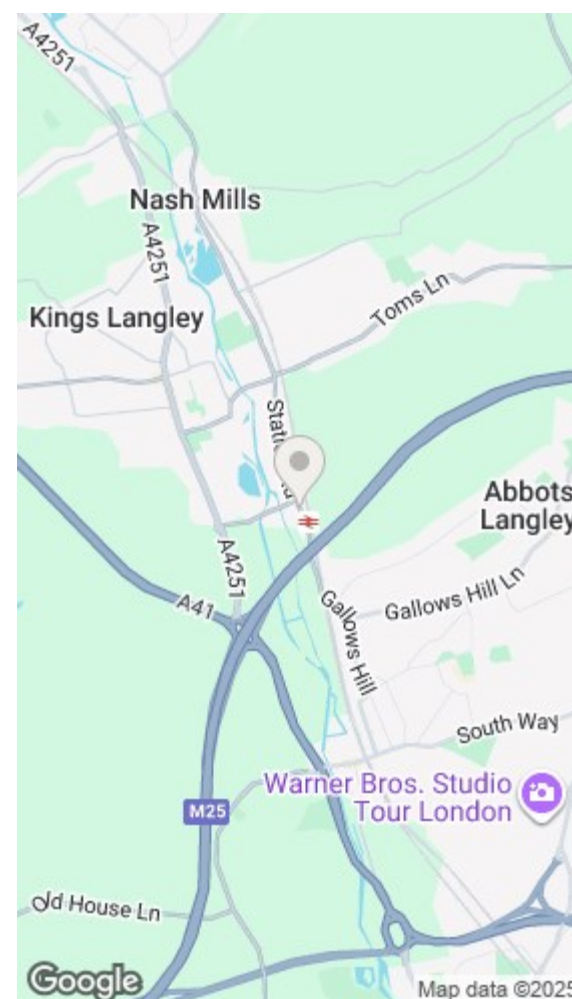
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## Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 39.9 sq. metres (429.1 sq. feet)



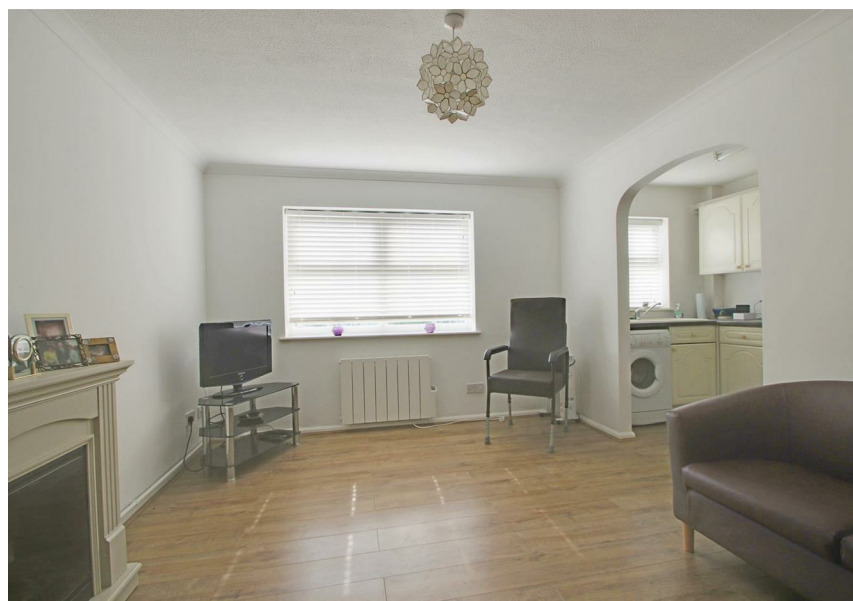
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	78	-	-

Energy Efficiency Rating: 60 (Current), 78 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: - (Current), - (Potential).





A well presented one bedroom ground floor property with no upper chain



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#### The Accommodation

The property is situated on the ground floor, with your front door located within a few paces of the communal entrance. Upon entering, you are welcomed into a spacious hallway, with doors leading to the bedroom, bathroom, and lounge/dining room. Two further storage cupboards are located within the hallway. The bedroom is a generous size with fitted double wardrobes and ample space for a double bed and further furnishings. The bathroom is in good decorative order and comprises wash basin, toilet and shower unit. The lounge dining area is a bright and airy space and a generous size overall, with windows overlooking the front of the property. The kitchen area is opened up by an archway from the living space and offers ample worktop space, with fitted oven/hob and extractor hood, and further space for washing machine and fridge freezer.

#### Outside

Outside the property you have access to the residents car park, with this property benefitting from an allocated space, which conveniently sits right by the communal entrance. Further visitors bays are available. The property is located just a short walk (0.1 mile) from Kings Langley train station, allowing easy access for commuters looking to travel with ease.

#### 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.

#### Leasehold Informaiton

Lease Remaining - 159 years approximately  
Service Charge - £120 per month  
Ground Rent - £10 per year (Peppercorn)

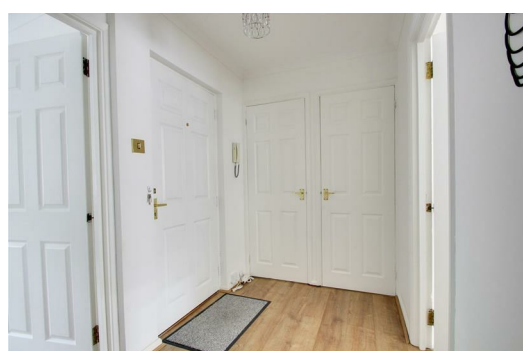
#### Agents Information For Buyers

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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