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Kings Langley & Watford:
Langley, Abbots

01442 822 210

Properly Management

01442 879 996

& Country Homes:

Berkhamsted Selected

Tring, Wendover,

01442 828 222

Aylesbury & Villages:

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

GUIDE PRICE £400,000

Kings Langley

GUIDE PRICE

£400,000

Sterling are delighted to offer for sale this stunning, recently built two double bedroom apartment with allocated parking, located in the desirable Millworks Development. Ideally positioned within easy reach of Kings Langley Station which services London Euston and set alongside the picturesque Grand Union Canal. Internally the accommodation comprises entrance hallway, spacious open plan reception/dining area with access to a large private balcony, fitted modern kitchen with built in appliances, two well appointed bedrooms with built in storage, the principal bedroom benefiting from an en suite shower room, and separate main bathroom. In addition to allocated parking within the gated development, this delightful property also benefits from a passenger lift and attractive views over a branch of the canal.

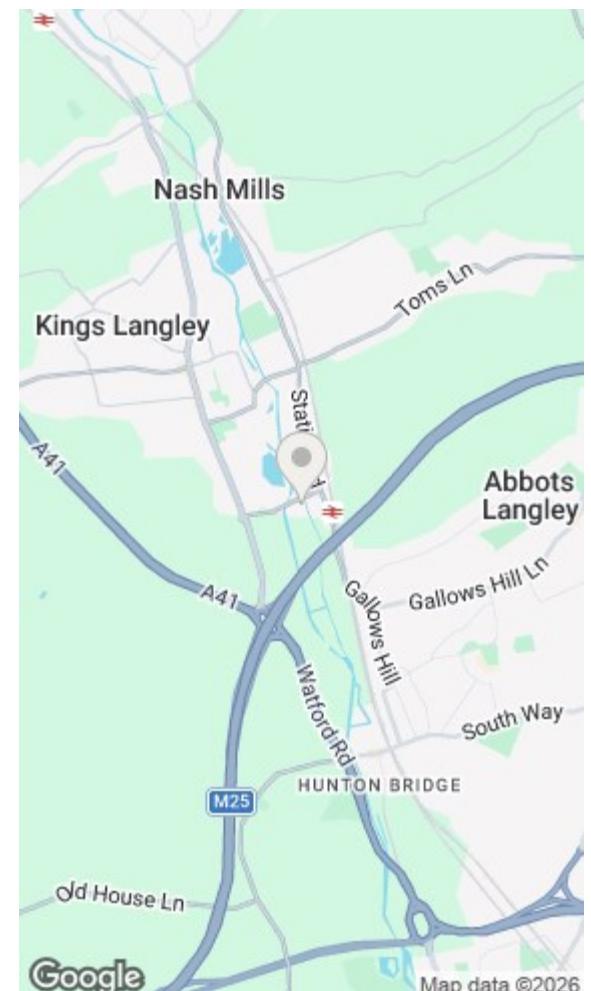


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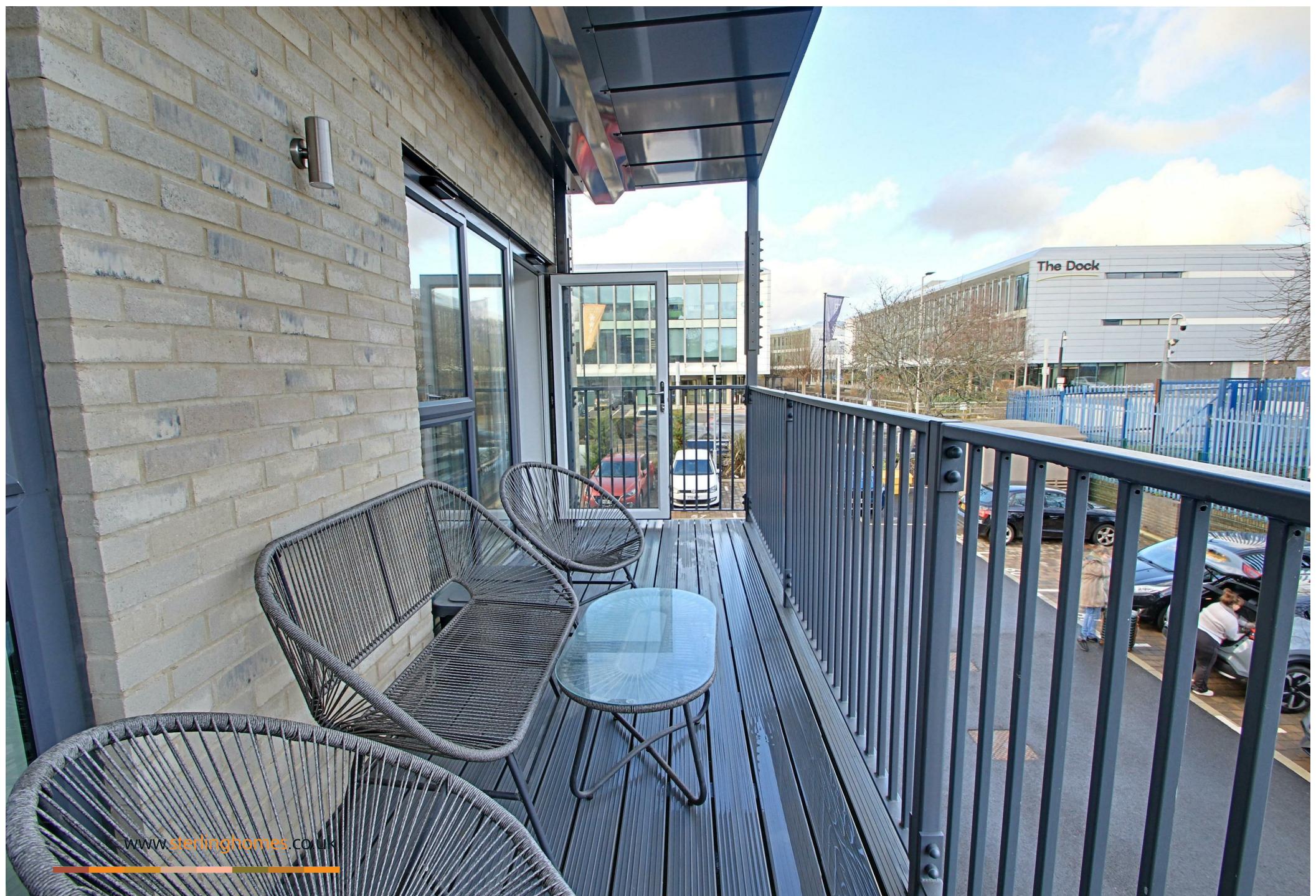
First Floor
Approx. 77.8 sq. metres (837.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 sq. feet)



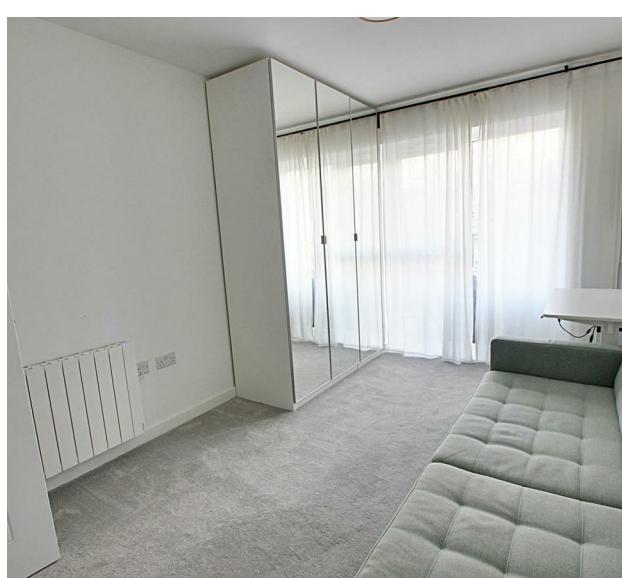
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher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



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A stunning two double bedroom apartment ideally situated within easy walking distance of both Kings Langley station and High Street.



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Distance to Schools

Kings Langley Primary School (1.0 Miles)
 Kings Langley Secondary School (1.2 Miles)
 Breakspear Primary School (1.1 Miles)
 Abbots Langley Primary School (1.6 Miles)

Agent's 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.

The Accommodation

On entering the apartment you find yourself in a spacious entrance hall with doors opening to all accommodation and with the benefit of a large storage cupboard. The Kitchen/Reception room is a large, dual aspect room which is flooded with natural light. The kitchen benefits from a range of base and eye level units with integrated appliances. Sliding doors open to the large balcony. Both bedrooms are well proportioned doubles and both benefit from built-in wardrobes. The master also benefits from an ensuite fitted with a white three piece suite comprising low level WC, wash hand basin and shower cubicle. The main bathroom is fitted with a white three piece suite comprising low level WC, wash hand basin and bath. The property also benefits from one allocated parking space.

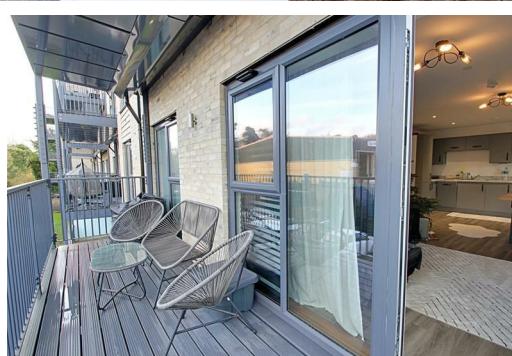
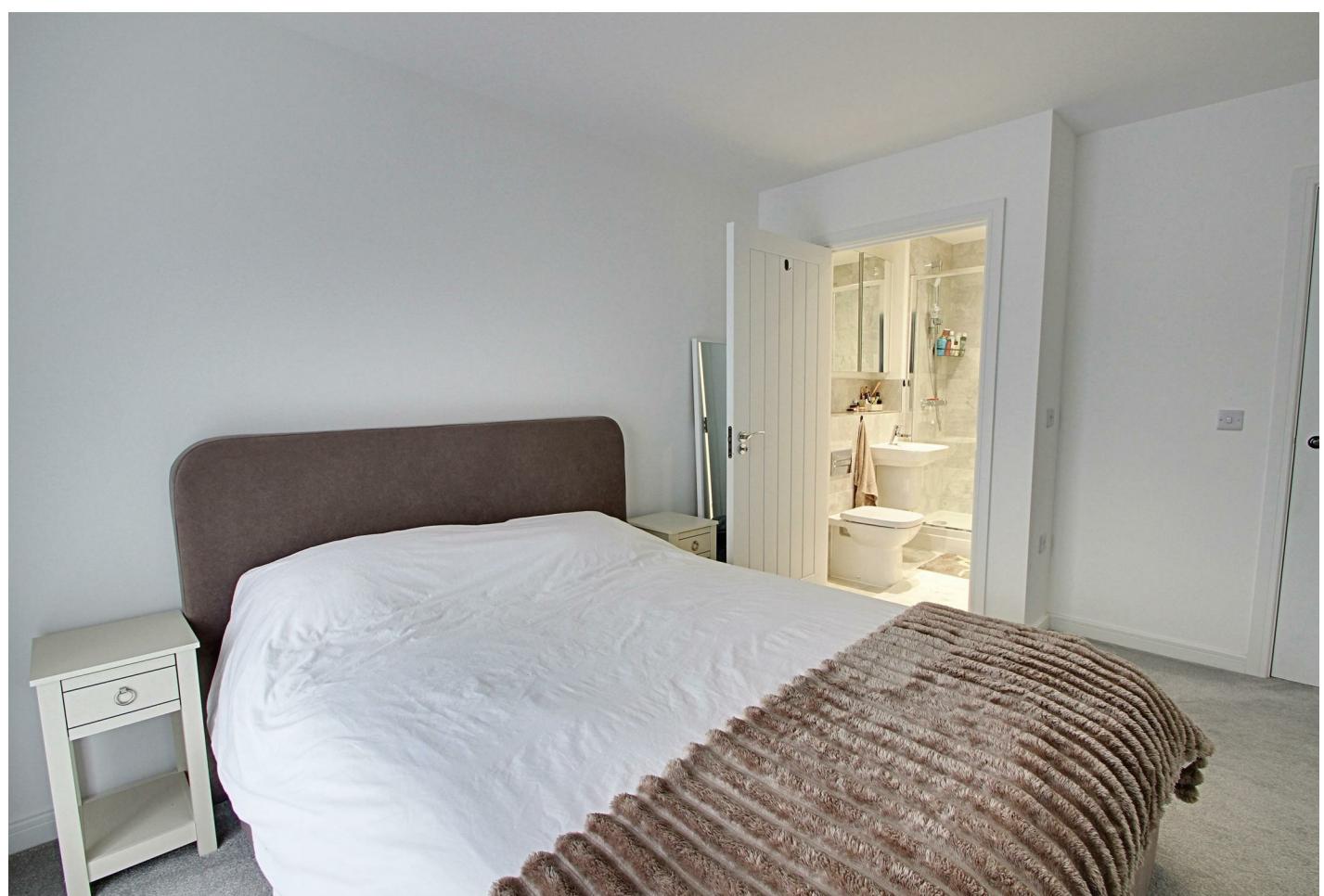
Lease information

We are advised that the terms of the lease are:

Lease remaining: 997 years
 Service Charge: £1900 per annum
 Ground Rent: Included in Service Charge

Distance to Stations

Kings Langley Station (0.2 Miles)
 Apsley Station (2.3 Miles)
 Hemel Hempstead Station (3.8 Miles)
 Garston Station (3.8 Miles)
 Watford Junction Station (4.0 Miles)



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