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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
OFFERS IN EXCESS OF £290,000

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Sterling are pleased to offer for sale this well presented two double bedroom apartment with allocated parking set over the first floor of the popular Ovaltine Development with views over the Grand Union Canal and situated within easy reach of Kings Langley Station. Internally the accommodation comprises entrance hallway, spacious reception/dining room with Juliet balcony, fitted kitchen with appliances, two well appointed bedrooms, the master with en-suite shower room, and further bathroom with overhead shower. In addition to secure underground parking this delightful property also benefits from passenger lift and spectacular views of the canal. Offered for sale with no upper chain.

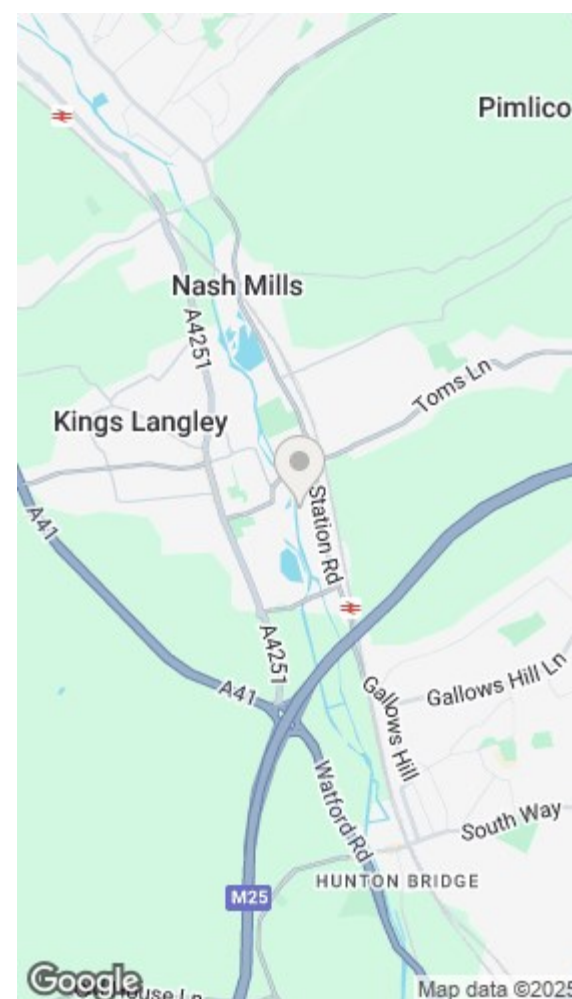


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Total area: approx. 78.7 sq. metres (846.8 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	81		

England & Wales EU Directive 2002/91/EC





* Two Double Bedrooms *
 Spacious Reception/Dining
 Room * Kitchen with Appliances
 * Allocated Underground Parking
 * Stunning Canal Side Setting *
 Walk to Station * Juliet Balcony
 * Two Bathrooms



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Distance to Stations
 Kings Langley Station (0.4 Miles)
 Apsley Station (1.7 Miles)
 Hemel Hempstead Station (3.0 Miles)

Distance to Schools
 Kings Langley Primary School (0.9
 Miles)
 Kings Langley Secondary School (1.1
 Miles)
 The Divine Saviour Roman Catholic
 Primary School (1.4 Miles)
 Abbots Langley School (1.8 Miles)
 Longdean School (2.5 Miles)
 Parmiter's School (3.3 Miles)

Material Information
 Council Tax Band - E (Three Rivers
 District Council)

Lease Information
 Lease 125 years from 31st December
 2005
 Service Charge £3566.54 per annum
 Ground Rent £200 per annum

The service charge covers a wide
 range of expenses, including (but
 not limited to): water rates for each
 flat, buildings insurance, cleaning of
 the building, servicing of the lifts,
 operation of the CCTV, upkeep of the
 communal areas, maintenance of the
 grounds (including the private area
 on the Ovaltine side of the canal), as
 well as the maintenance of all
 external doors and windows of the
 apartment.

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. 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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