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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

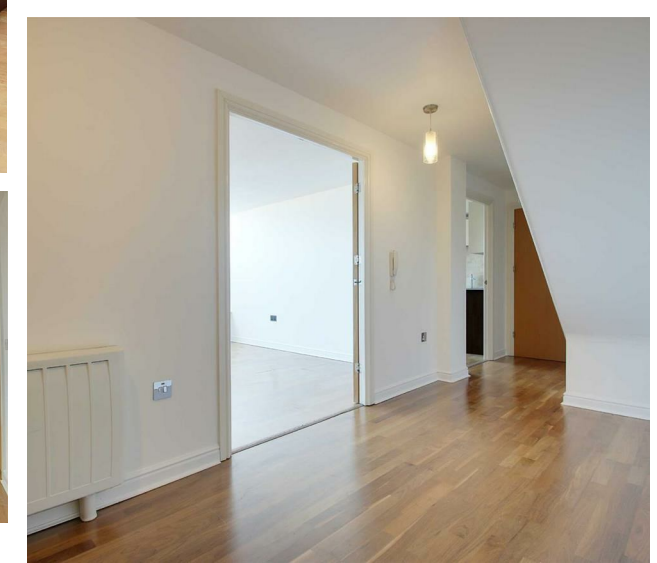
£1,800 PER CALENDAR MONTH

# Kings Langley

PER CALENDAR MONTH

£1,800 Per Calendar Month

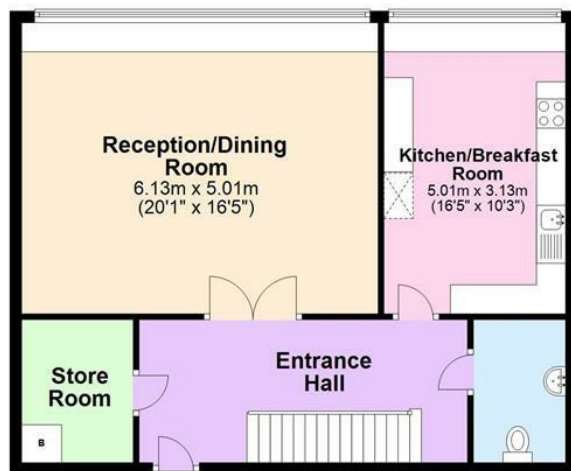
Sterling Lettings are delighted to offer for let this stunning three double bedroom duplex apartment with allocated underground parking set over the upper floors of the iconic Ovaltine Development and situated within easy reach of Kings Langley Station. Internally the accommodation comprises spacious entrance hall, bright and airy reception room with part vaulted ceiling, guest cloakroom, fabulous kitchen/diner with appliances, three double bedrooms, bathroom with shower and en suite shower room to master bedroom. In addition to allocated parking this wonderful property also benefits from canal side walks on your doorstep, entryphone and lift assisted access to all floors. Offered Unfurnished & Available Now!



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## Third Floor

Approx. 70.9 sq. metres (762.8 sq. feet)



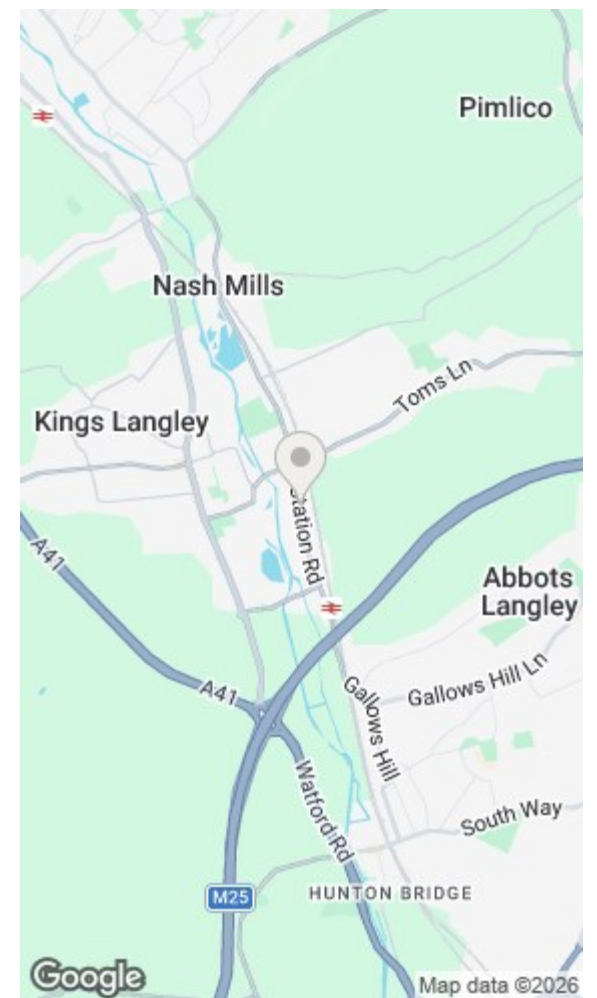
## Fourth Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



Total area: approx. 133.9 sq. metres (1441.2 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82 (plus) A	82	(82 plus) A	
(81-81) B		(81-81) B	
(80-80) C		(80-80) C	
(75-80) D		(75-80) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

England & Wales EU Directive 2002/91/EC



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**\* Stunning Duplex Apartment \*  
 Three Double Bedrooms \*  
 Kitchen/Breakfast Room \* Two  
 Bathrooms \* Allocated Parking \*  
 Spacious Reception \*  
 Entryphone \* Close to Station \*  
 Unfurnished \* Available Now!**



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**Distance To Stations**  
 Kings Langley Station (0.4 Miles)  
 Apsley Station (1.7 Miles)  
 Hemel Hempstead Station (3.0 Miles)  
 Watford Junction Station (4.8 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)

**Monies Payable**  
 There are no administration fees for the preparation of tenancy, the following costs are however applicable:

**Holding Deposits** - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

**Security Deposits** - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

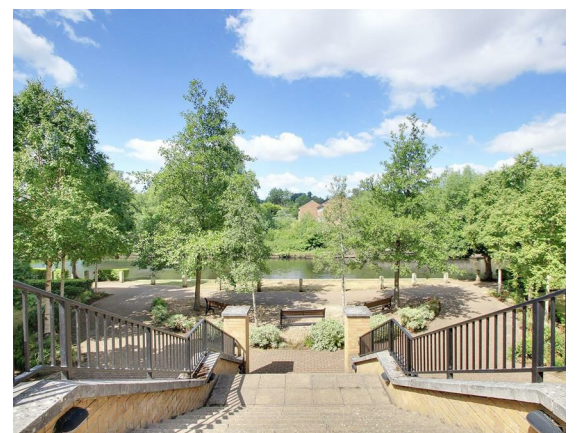
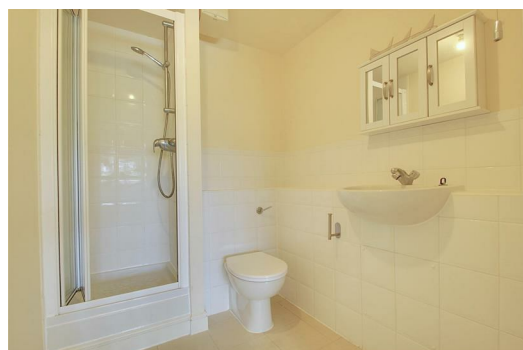
**Late Rent Payment** - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

**Tenancy Amendments** - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

**Agency Reference for new tenancy** - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a previous tenancy with us to any new landlord/agent.

**Material Information**

Rent - £1,800.00 per calendar month  
 (£415.38 per calendar week)  
 Deposit - £2,076.92  
 Council Tax Band - E (Three Rivers District Council)



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