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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

GUIDE PRICE £325,000



# Kings Langley

GUIDE PRICE

£325,000

A stunning apartment located on the first floor measuring approximately over 700 SQ FT and has the benefit of its own private courtyard.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

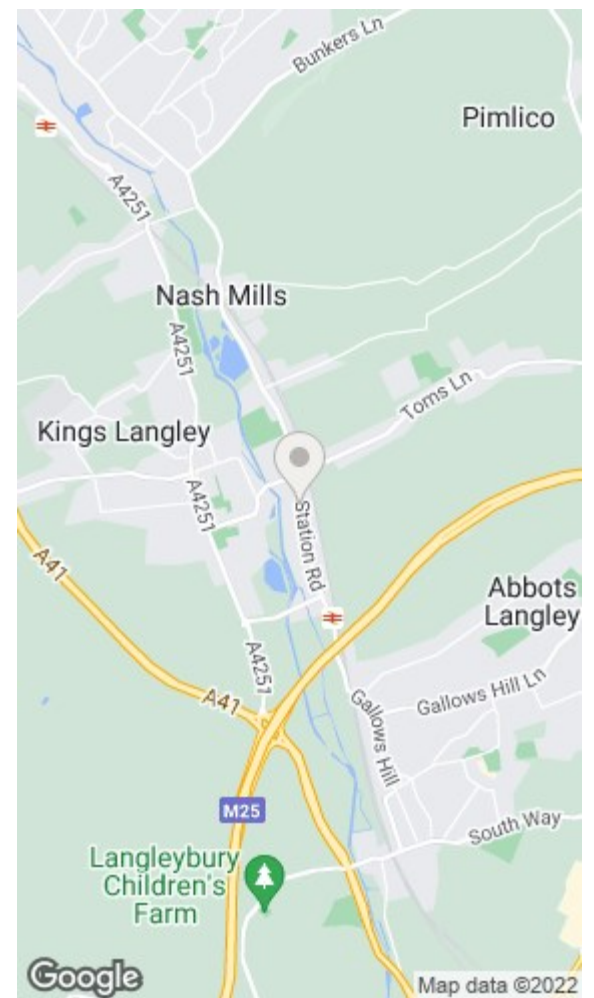
## Ground Floor

Approx. 700.7 sq. feet



Total area: approx. 700.7 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	80		

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (82 plus) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (61-81)  
 C (39-60)  
 D (15-49)  
 E (1-38)  
 F (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC





Private Courtyard with stunning canal-side views



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**Description**

This two bedroom flat is conveniently located close to local transport links and amenities, with beautiful views of the grand union canal

The property benefits from a large open plan lounge/diner and a kitchen with integrated appliances. There are cupboards in the hallway providing ample storage space and a modern family bathroom. There are two good sized bedrooms, the master has a spacious ensuite with a shower.

Further benefits include secure allocated parking and a courtyard to sit out upon enjoying the beautiful views of the grand union canal.

**Lease Details**

Lease 125 years from 31st December 2005  
 Service Charge £2260 per annum  
 Ground Rent £200 per annum

**Location**

Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovington.

**Agents Notes**

Please be aware, should you wish to make an offer for this property, we will require the following information before

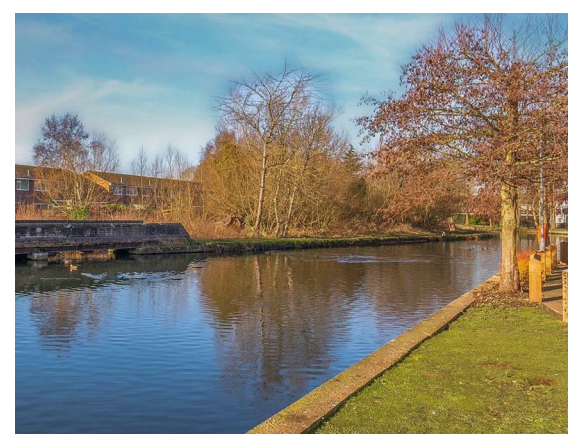
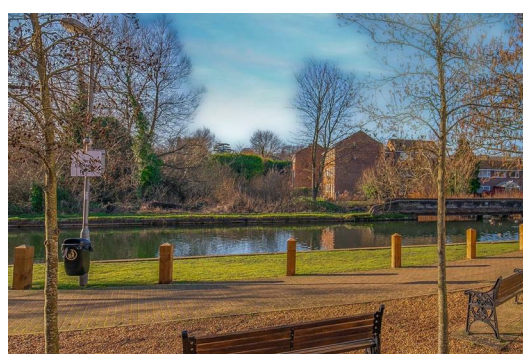
we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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