



## Energy performance graph

## Floor plan







## Description

A spacious two double bedroom, first-floor apartment located on Kings Langley High Street. The flat benefits from having a private terrace garden, with stunning views and a single garage. This larger than average apartment which has direct access to Kings Langley High Street is being sold with the benefit of an extended lease and offered with no upper chain.

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 drives 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. The housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovington.

## Situation

The town is ideally located for the commuter with Kings Langley mainline station providing a fast and regular service to London Euston and the Metropolitan Line Underground station in Watford providing access to Baker Street and The City. There are also excellent links to the national motorway network with junction 5 of the M1 and junction 19 of the M25 approximately 1.5 miles from the town centre.

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

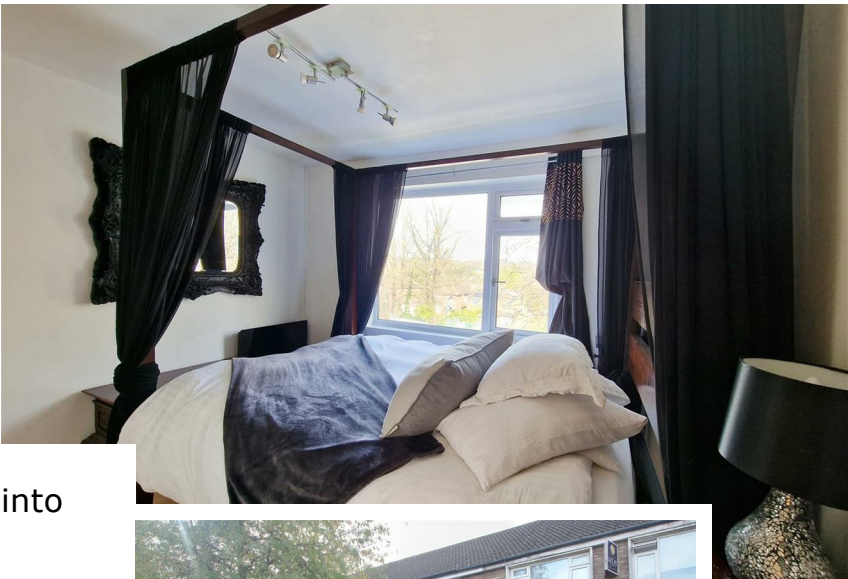
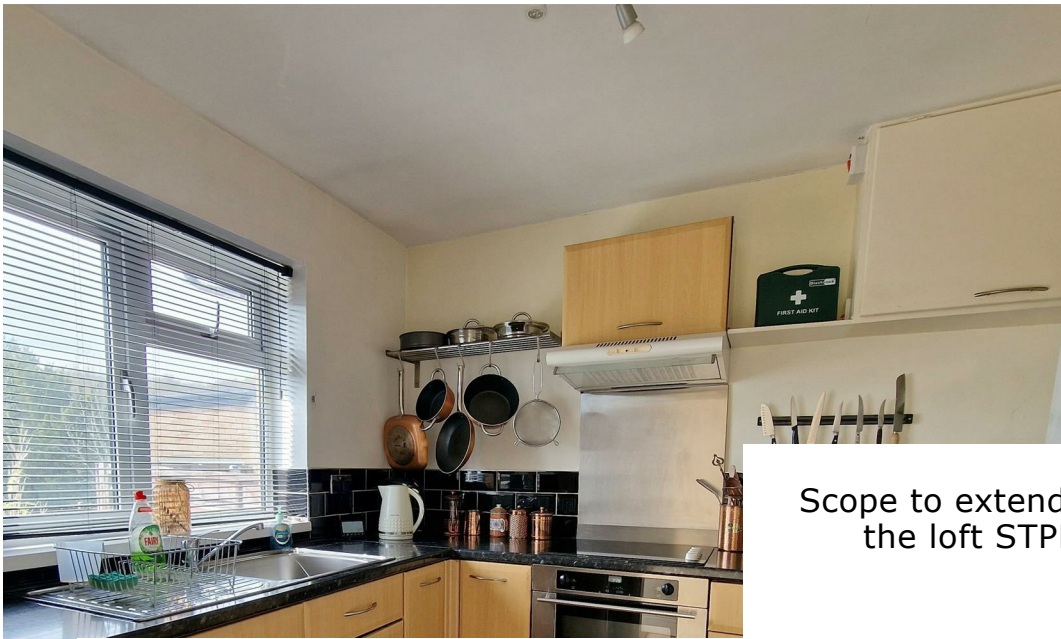
1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

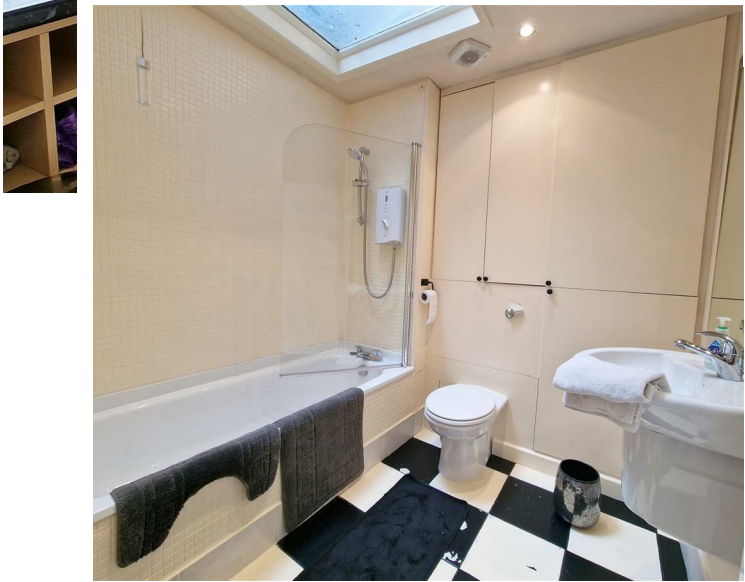
1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

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

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Scope to extend into the loft STPP



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