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Kings Langley, Abbots  
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Property  
Management  
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Berkhamsted Select  
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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

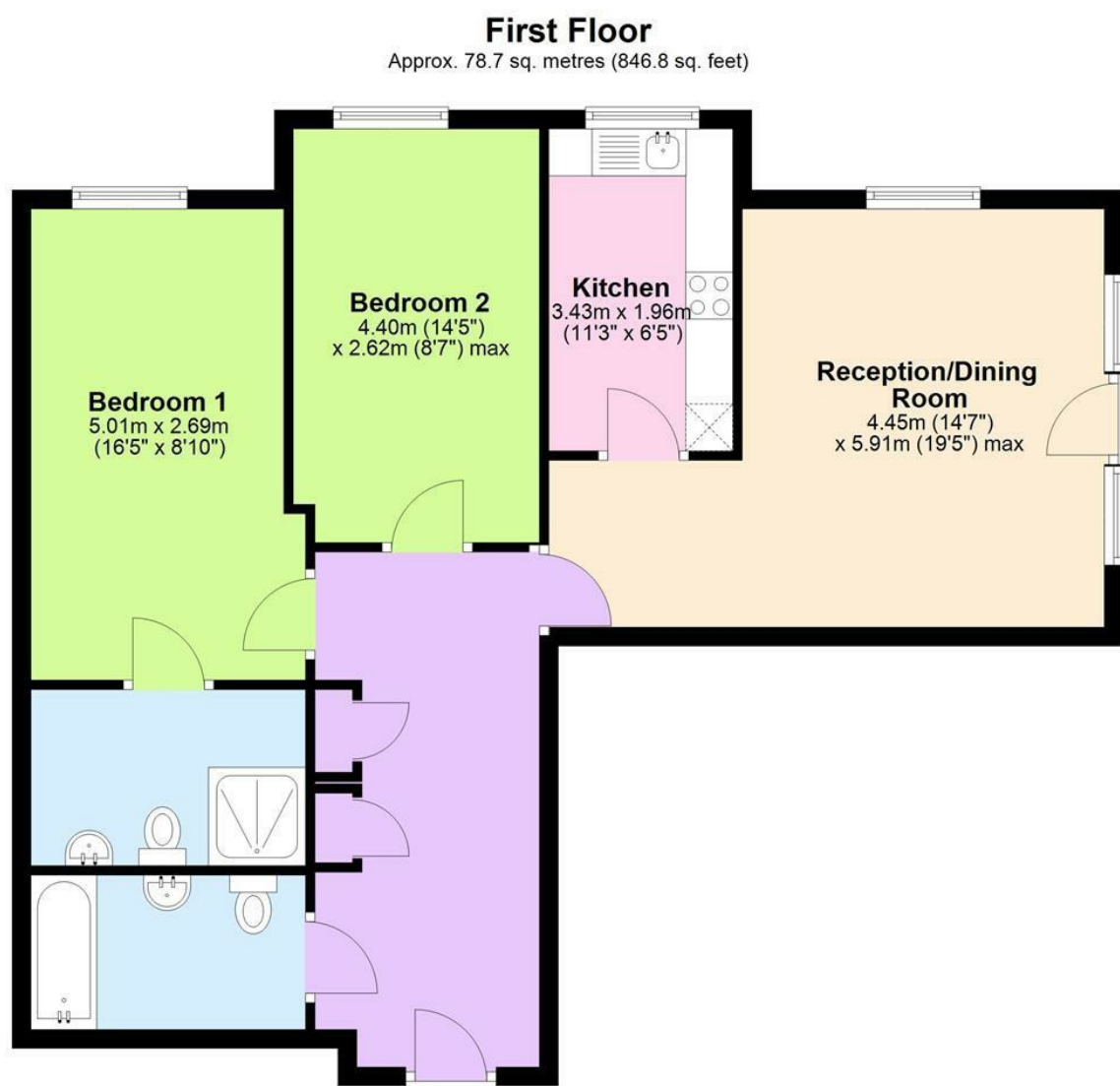
OFFERS IN EXCESS OF

£290,000

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.

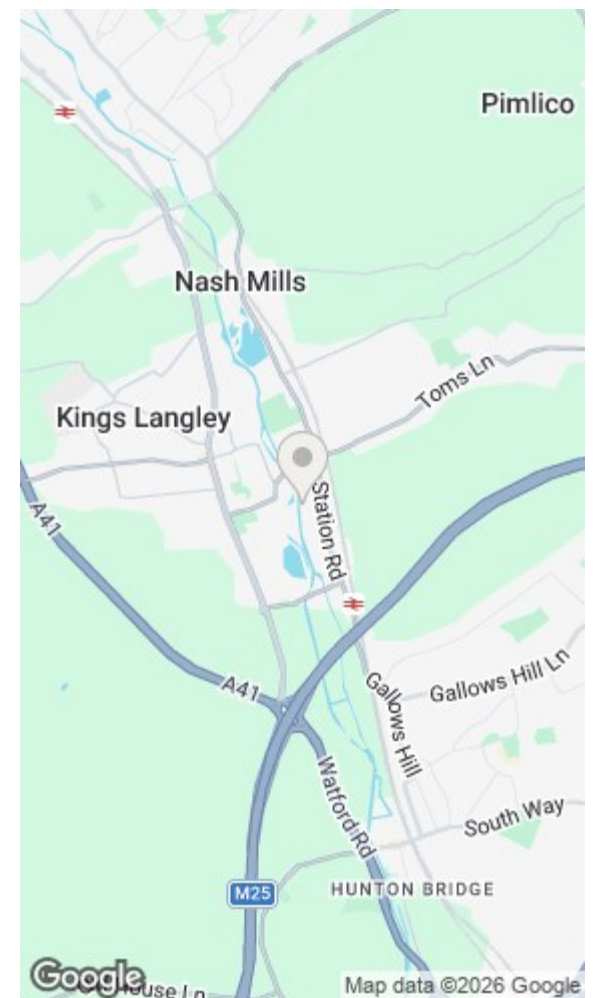


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



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 <sub>2</sub> ) 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 note that on  
 occasion we may use AI to enhance  
 our photography.

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 should  
 an offer be accepted. 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, checks and proof of  
 funds. By making an offer on  
 property with Sterling Estate Agents  
 you agree to the AML process and  
 charge should your offer be  
 acceptable and you understand this  
 is non refundable in any event.



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