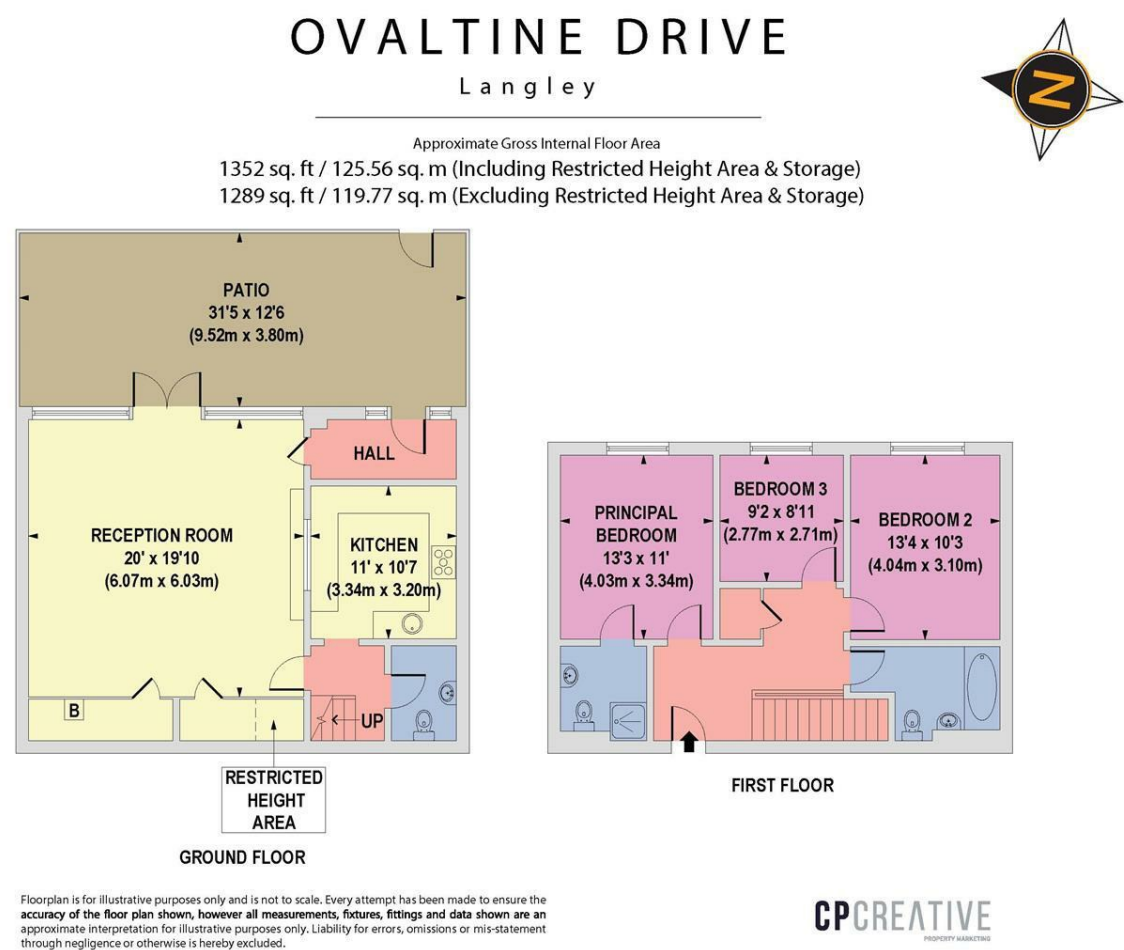


Floor plan



Kings Langley

£1,500 Per Calendar Month



Sterling Lettings are pleased to offer for let this stunning three double bedroom duplex apartment with enclosed terrace and resident parking in the iconic Ovaltine Court development set within easy reach of Kings Langley Station which services London via Euston Station. Internally the accommodation comprises entrance lobby, spacious reception/dining room with full height windows and doors leading to the terrace, contemporary kitchen with appliances to include feature range style cooker, three double bedrooms one of which benefits from en suite facilities, family bathroom and guest cloakroom. In addition to the enclosed terrace and resident parking this delightful apartment also benefits from visitor parking by way of purchasing additional permits, subject to availability. Offered Unfurnished & Available Now!

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)

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.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

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 current/previous tenancy with us to any new landlord/agent.

Ground Floor
The property can be accessed directly from the front (without having to use the communal entrance) and offers a gated courtyard providing space for a seating area. The property is accessed via an entrance lobby providing ample space for bikes, coats and every day essentials which then opens through to a generous reception/dining room (approx 20ft x 20ft) with double glazed, floor to ceiling double doors opening out the courtyard seating area. This room also benefits from convenient storage and airing cupboards. The kitchen is located off an inner hallway

and comprises of a range of wall and base level units with roll top work surfaces and feature range cooker. Also to the ground floor is a downstairs cloakroom with low level wc and wash hand basin. Stairs rise up to the first floor landing.

First Floor

To the first floor the property comprises of a large landing with doors opening through to all three bedrooms and a family bathroom. Also off the landing is the front door (opening out to the communal areas). Bedroom one boasts its own en suite shower room, whilst bedrooms two and three are both double rooms. The family bathroom is a three piece suite comprising of bath with wall mounted shower attachment, low level wc and wash hand basin.

Outside

Externally the property boasts a outside terrace spanning across the entire width of the apartment, its own private entrance, resident parking and has the added benefit of being within walking distance to the station. There is one allocated parking space and further spaces available by purchase of additional permits.

The Location

Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional

Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

There is a mainline train station to the east of the village which serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports

