



Ovaltine Drive

Kings Langley, WD4 8GY

Guide Price £300,000



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Open Estates are pleased to present to the market this beautifully presented and spacious two double bedroom, two bathroom second floor apartment in the iconic Ovaltine building. Located on the waterside Ovaltine Development, Kings Langley, the property is offered with no upper chain.

On entering you are greeted by an unusually large hallway, allowing you to immediately appreciate the space offered here. The heart of the home is the large L-shaped living room and dining area, providing ample space for both relaxation and entertaining. Large windows allow natural light to flood the space, creating a bright and airy ambiance. An opening leads to the kitchen, seamlessly integrating the living spaces while maintaining a degree of separation.

The principal double bedroom benefits from built-in wardrobes, providing ample storage, and an ensuite shower room. Bedroom two is also a good-sized double and has been tastefully decorated. The family bathroom is located off the hallway.

The current owners have found the apartment to be cool and airy in the summer and warm in the winter, with very little heating use required. A fantastic benefit in times of high energy prices.

The property comes with one allocated parking space in the secure underground car park, plus visitor parking permits. Entry to the building can be provided direct from the apartment and three lifts provide access to all floors.

Externally, the canal running through the grounds of the development is a minutes' walk away. With its ducks, swans and other wildlife, this is a tranquil place to relax or take a stroll. There are also two communal piazzas, garden areas and two children's playgrounds.

Kings Langley train station is less than 10 minutes' walk away, with trains running directly to Euston in approx. 25 minutes, and Kings Langley high street is also within walking distance. With its delis, cafes, art gallery and other independent shops it really is an asset to have so close by.

We strongly advise viewing this property to appreciate the space it has to offer, and the peaceful living environment it provides.

Entrance Hall

Living/Dining Room

20'3 x 20'1
(6.17m x 6.12m)

Kitchen
8'11 x 8'1 (2.72m x 2.46m)

Bedroom One
20'3 x 9'6 (6.17m x 2.90m)

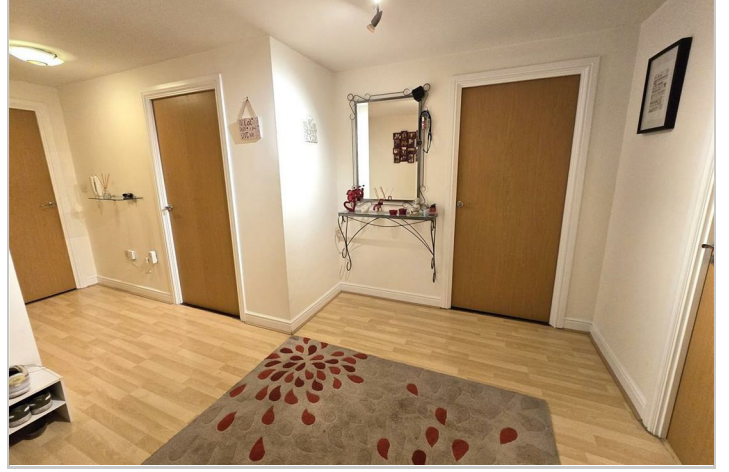
En Suite
6'2 x 5'11 (1.88m x 1.80m)

Bedroom Two
13'2 x 9'4 (4.01m x 2.84m)

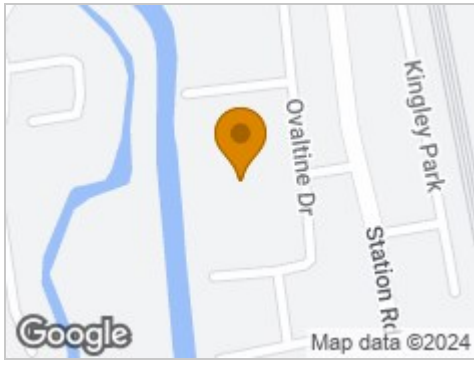
Family Bathroom
8'7 x 6'7 (2.62m x 2.01m)

Exterior

Secure Underground Parking



Road Map



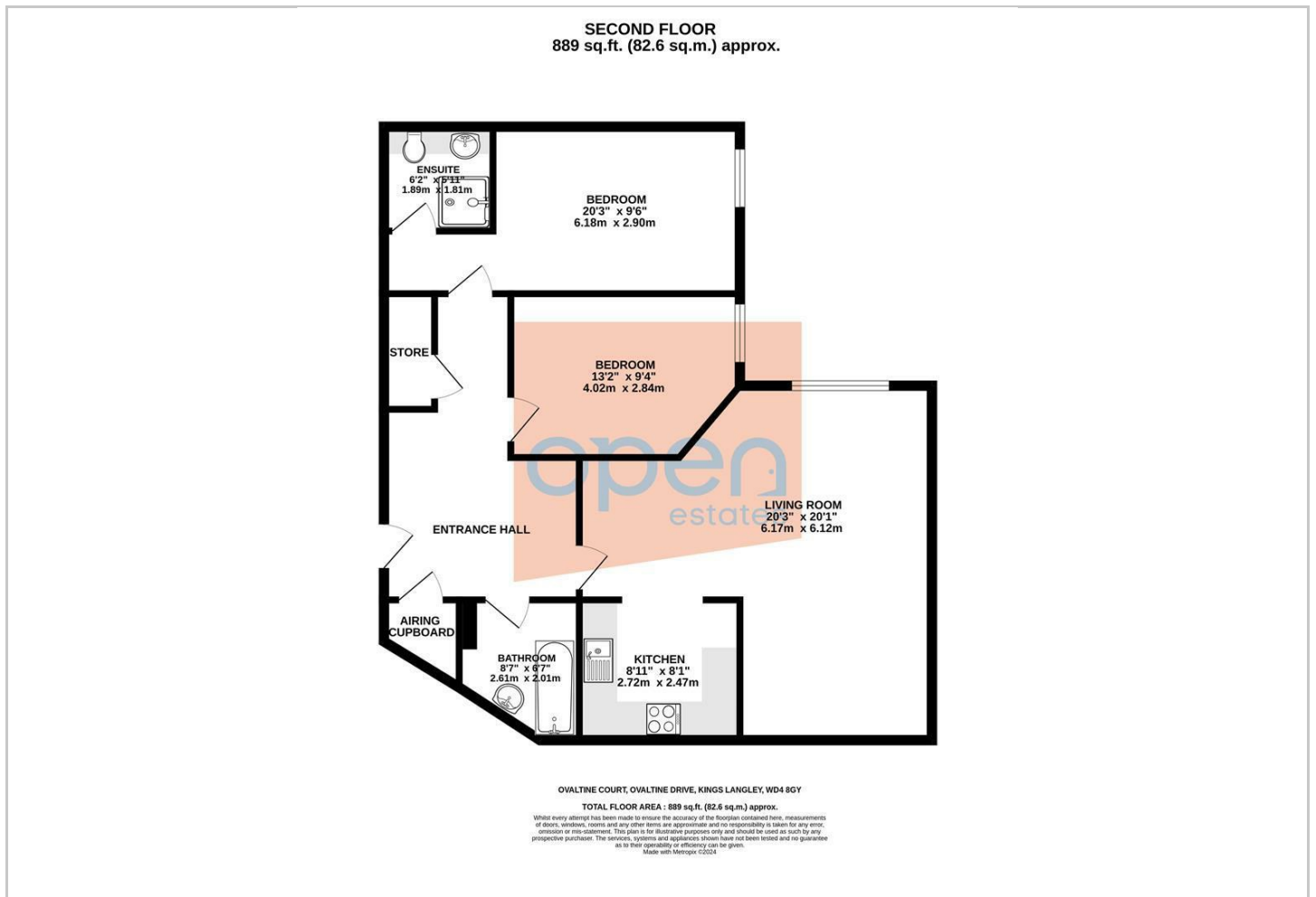
Hybrid Map



Terrain Map



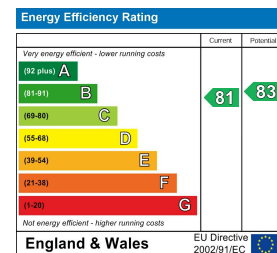
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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