



Ovaltine Court

Ovaltine Drive, Kings Langley, WD4 8GX

Offers In Excess Of £400,000



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Open Estates are delighted to present a magnificent fifth floor penthouse apartment. Located in the highly sought-after Ovaltine Development in Kings Langley, the apartment boasts over 1250 sq. ft of outstanding lifestyle enhancing accommodation.

The property comprises:

A venetian style glass roofed sun room, with beautifully tiled floors and amazing natural light. French doors lead through to the large kitchen/breakfast room, with space for a family kitchen table. This room can also be accessed from the main hallway.

Both bedrooms are generous doubles. The first benefits from an en-suite shower room, with the second having luxury fitted wardrobes, an abundance of natural light and beautiful views over the Grand Union Canal.

A bright and spacious living room, with separate dining area, leads to the balcony by way of sliding patio doors. Spanning the entire width of the apartment, and with stunning canal and hillside views, this is a fantastic outside space.

A well fitted family bathroom is located off the main hallway.

Underfloor heating has been installed to all non-carpeted areas, including the kitchen, sunroom, family bathroom and main hallway.

Ovaltine Court, in which this apartment is located, was originally a factory producing the famous Ovaltine drink. Converted in 2006 into luxury apartments, this is one of only a few penthouses, which are not often available on the market.

The communal grounds are substantial, with playgrounds, lawn areas, two large communal courtyards and resident only access to the canal. Providing beautiful walks and scenic views this is a wonderfully peaceful place to live. The building also benefits from lift access to all floors.

Only five minutes' walk to Kings Langley train station, with direct trains into London Euston taking just twenty-five minutes, easy access to both the M1 and M25, an allocated parking space in the secure gated underground carpark and visitor parking, both travel and commuting are a breeze.

Very few apartments offer the extraordinary spacious accommodation and benefits such as these and an early viewing is highly recommended of this CHAIN FREE property.

SUN ROOM

17'11" x 5'9" (5.46 x 1.75)

HALLWAY

BEDROOM

17'6" x 14'4" (5.33 x 4.37)

EN SUITE

KITCHEN/BREAKFAST ROOM

17'0" x 13'6" (5.18 x 4.11)

LIVING/DINING ROOM

19'2" x 17'11" (5.84 x 5.46)

BALCONY

31'8" x 4'2" (9.65 x 1.27)

BEDROOM

16'1" x 13'4" (4.9 x 4.06)

FAMILY BATHROOM

7'11" x 5'8" (2.41 x 1.73)

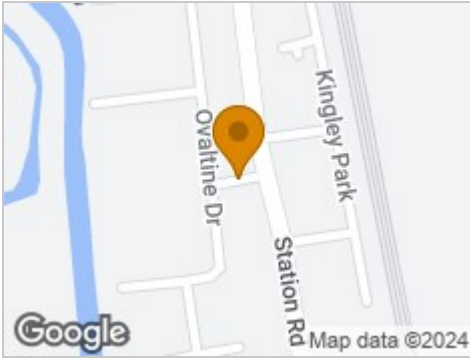
EXTERIOR

ALLOCATED PARKING SPACE

Communal Courtyards & Grounds



Road Map



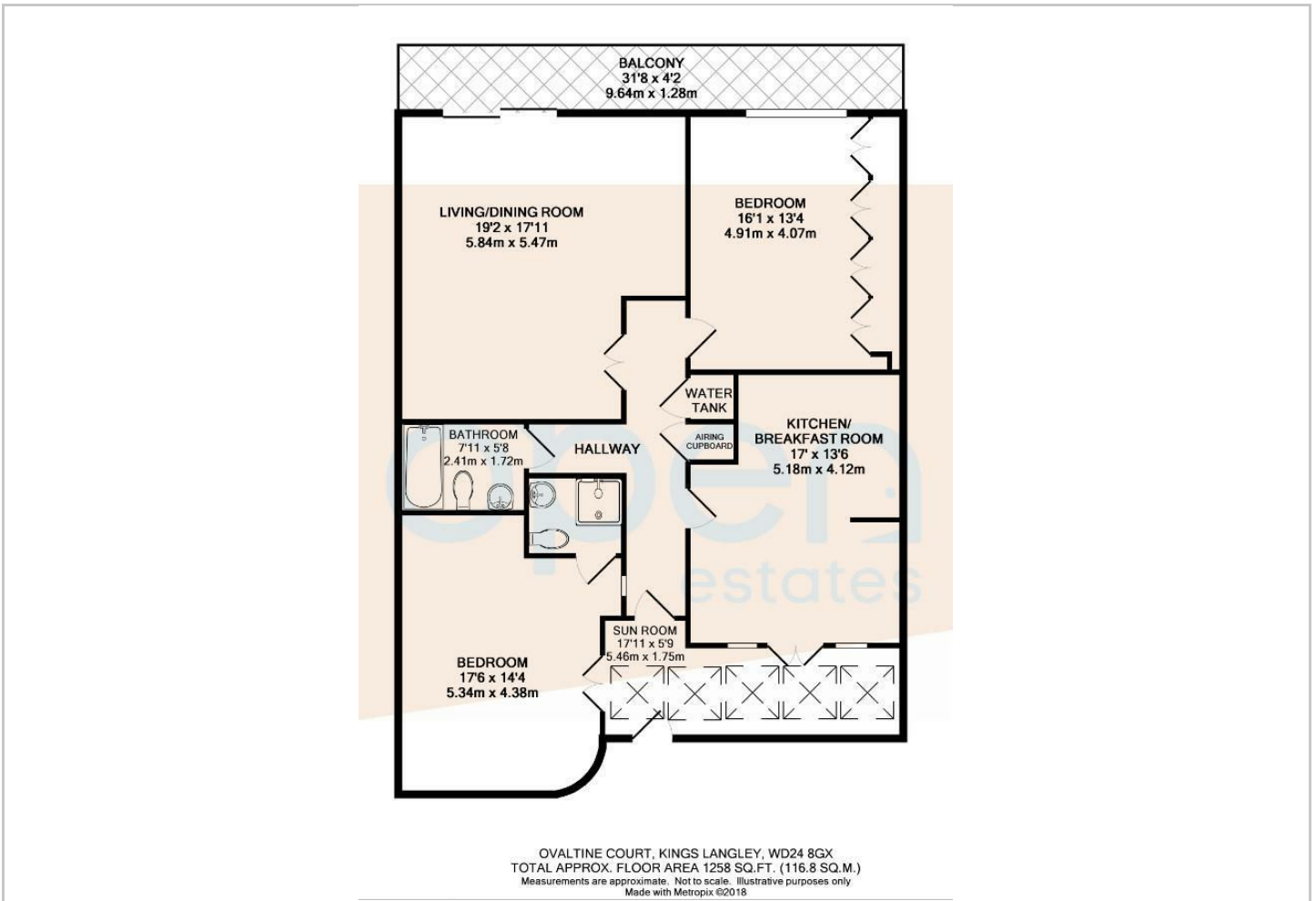
Hybrid Map



Terrain Map



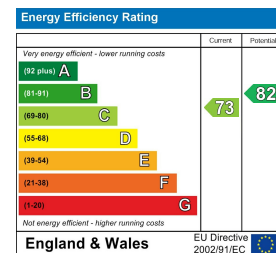
Floor Plan



Viewing

Please contact our Open Estates Lettings 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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