



Ovaltine Court Ovaltine Drive, Kings Langley, WD4 8GY Offers in excess of £240,000

Goodmove are delighted to present this two bedroom apartment to the market.

Accommodation is bright and spacious throughout and briefly comprises an entrance hall way, a lovely open plan lounge/kitchen with Juliette balcony, two double bedrooms, master with an ensuite and a house bathroom. The property also comes with a designated parking space as well as guest parking and communal areas.

The prestigious Ovaltine Court building stands on well maintained grounds with many recreation and seating areas along with soft landscaping and includes a secure underground parking space for the exclusive use of the apartment. The apartment is conveniently positioned for Kings Langley Station offering a fast and regular rail service to London Euston. Road networks nearby include M25, M1 and A41 and is well positioned between the villages of Kings Langley and Abbots Langley with well stocked High Streets.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

105 years remaining on the lease
Ground rent: £200 per annum
Estate fee: £531.09 per annum
Maintenance charge: £3622.43 for 12 months 1st April - 31st March 2026

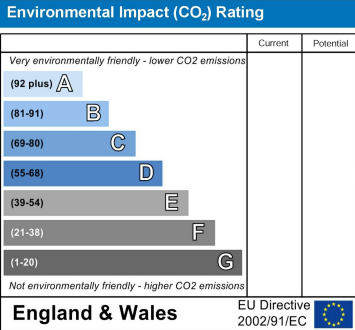
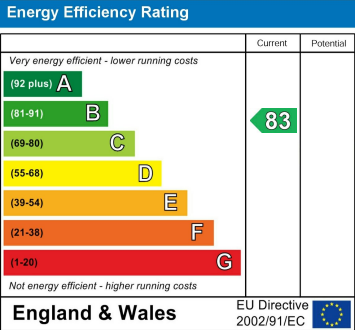
The vendor has advised this year's maintenance charge includes:

- Buildings Insurance
- Water rates
- Major works funds for other works planned such as carpet replacement, external and internal refurbishment, lifts refurbishment - all of which will improve aesthetics of building
- Maintenance of the estate itself, gardening, lifting etc
- New PVC windows have recently been installed

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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