

LINDSAY McRAE



@ lindsay.mcrae@exp.uk.com

lindsaymcrae.exp.uk.com

07971 796 225

Ovaltine Drive, Kings Langley, WD4 8GZ

Guide Price £324.950

₽ 2 **₽** 2 **₽** 1

Reference: BM 0526

 VIEWS over the Grand Union CANAL

 Upgraded 2 DOUBLE BEDROOM 1st floor apartment

 Master Bedroom with large En suite

- 19ft Lounge/Diner with Dual 16ft Master Bedroom **Aspect Windows**
- Allocated Parking Space with Secure Access
- Beautifully presented apartment with Juliette Balconv
- CANALSIDE location with extensive COMMUNAL **GARDENS**
- DOUBLE GLAZED WINDWS throughout





WATERSIDE LOCATION! Enjoy the peace & quiet with a coffee (or tea), as you survey the VIEW from your Juliette Balcony, watching the Swans swim past on the Grand Union Canal. Kings Langley is a charming commuter village with a lively High Street, with a cosmopolitan range of coffee shops, restaurants, boutique shops, wine bar, & delicatessen, amongst many others including a traditional butchers. A superbly presented & SPACIOUS TWO DOUBLE BEDROOM 1ST FLOOR WATERSIDE apartment overlooking the Grand Union Canal, part of the popular Ovaltine development enjoying all the benefits of village life without any of the downsides! This popular commuter village is hugely popular with the surrounding Film Industry & busy commuters, the train station is only 7 minutes walk away. Easy access to motorways. NO SALES CHAIN.



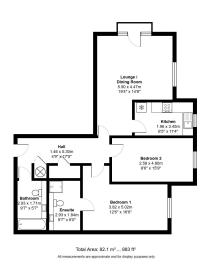












Energy Efficiency Rating

Current Potential

Very energy efficient - lower running costs
(92 plus) A

(81-91) B

(69-80) C

(55-68)

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC