



Ovaltine Court Ovaltine Drive, Kings Langley

Offers Over £325,000

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& holt





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Proffitt and Holt are delighted to offer to the market this two bedroom, luxury penthouse complete with outside terrace and located in the charming village of Kings Langley with a host of nearby transport links and local amenities. The property is situated within a couple of minutes' walk from Kings Langley train station, and is well presented throughout, providing a bright and spacious interior, perfect for comfortable living.

Internally the accommodation comprises entrance hall, open plan living/dining and kitchen area with direct access out to a full width balcony.

The property also boasts two well-proportioned bedrooms (one with en suite) and a separate family bathroom as well as allocated parking and far reaching views over countryside.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





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Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Far Reaching Views
- Two Bathrooms
- Walking Distance to Station
- Large Style Apartment
- Allocated Parking
- Penthouse





General information

Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

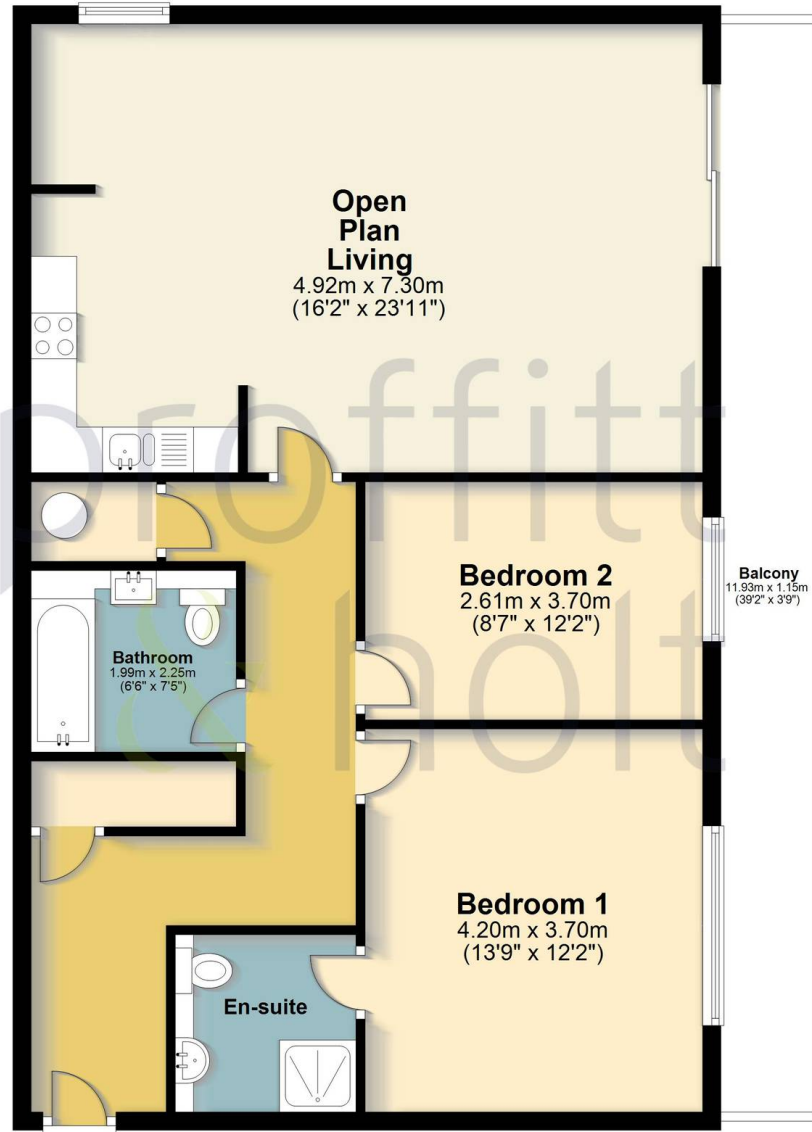






Fifth Floor

Approx. 87.5 sq. metres (941.9 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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