



Ovaltine Court, Ovaltine Drive, Kings Langley

Guide Price £325,000

proffitt  
& holt





## OVALTINE COURT

Ovaltine Drive, Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this larger than average two bedroom, two bathroom, luxury apartment with uninterrupted views over the Grand Union Canal and within walking distance to Kings Langley station.

Located in the charming village of Kings Langley with a host of nearby transport links and local amenities this property is offered to the market with a long lease, no upper chain and provides a bright and spacious interior, perfect for comfortable living.

Internally the accommodation comprises entrance hall, open plan living/dining room, two well proportioned bedrooms, kitchen area and two bathrooms (one en suite).

Externally there is allocated parking and far reaching views over countryside.

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

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## OVALTINE COURT

Ovaltine Drive, Kings Langley

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.



- Two Bedrooms
- Larger Style Apartment
- Uninterrupted Views Over Canal
- Walking Distance to Station
- Two Bathrooms
- NO UPPER CHAIN





**For broadband and mobile speeds see:**

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

## **General Information**

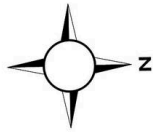
### **Services**

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

### **Fixtures and Fittings**

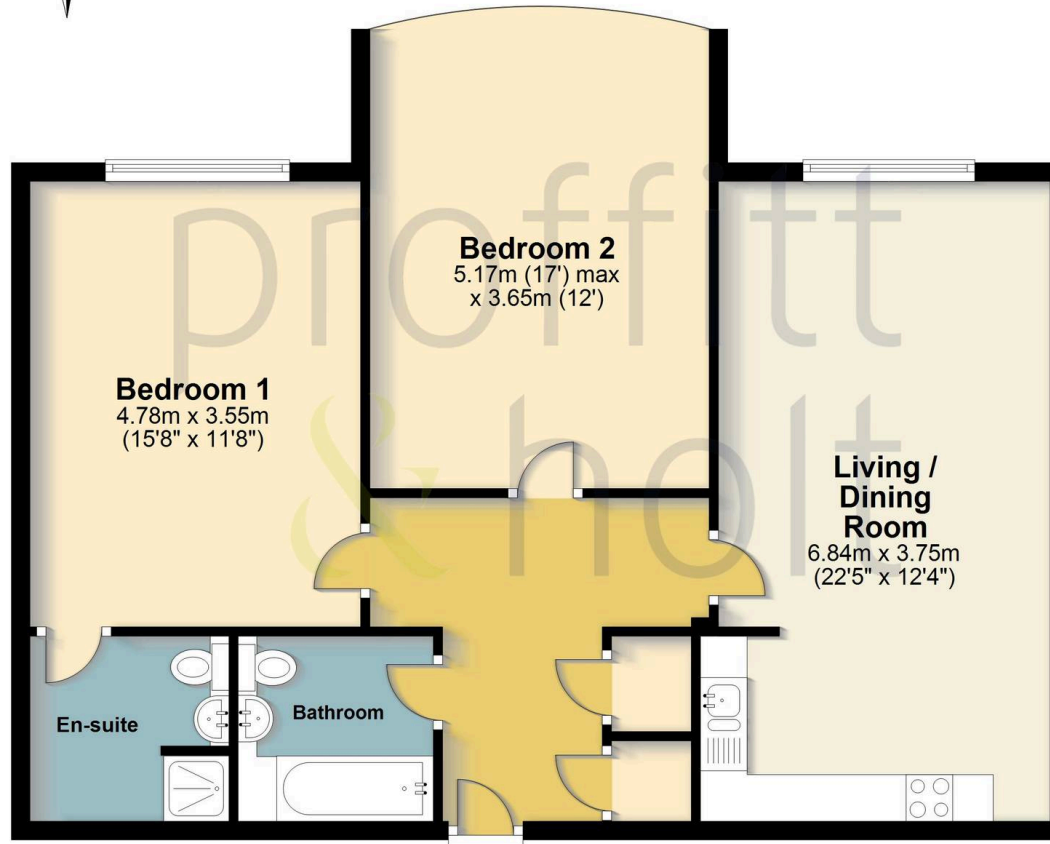
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





## First Floor

Approx. 76.1 sq. metres (819.7 sq. feet)



Total area: approx. 76.1 sq. metres (819.7 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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