



Ovaltine Court, Ovaltine Drive, Kings Langley

In Excess of £300,000

proffitt
& holt





Ovaltine Court, Ovaltine Drive

Kings Langley

Proffitt & Holt are delighted to be marketing this modern and well-proportioned apartment, conveniently located just a short distance away from Kings Langley Train Station.

With views overlooking the Grand Union Canal, this executive apartment is conveniently located within easy reach of local amenities.

Internally, you will find a generously proportioned and bright kitchen/dining and living space. There are doors leading out to the outside patio seating area, which looks over the Grand Union Canal. The main bedroom comes complete with en suite shower room and both bedrooms are doubles with space for wardrobes. There is a separate bathroom completing the accommodation.

The property also comes with a designated parking space as well as guest parking and communal areas.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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

- Ground Floor Apartment with Outside Patio
- Modern Open Plan Kitchen/Diner
- Allocated Parking
- Master Bedroom with En-Suite
- Ample Storage Space
- Close to Kings Langley Station
- Two Double Bedrooms





For broadband and mobile speeds see:

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

General Information

Services

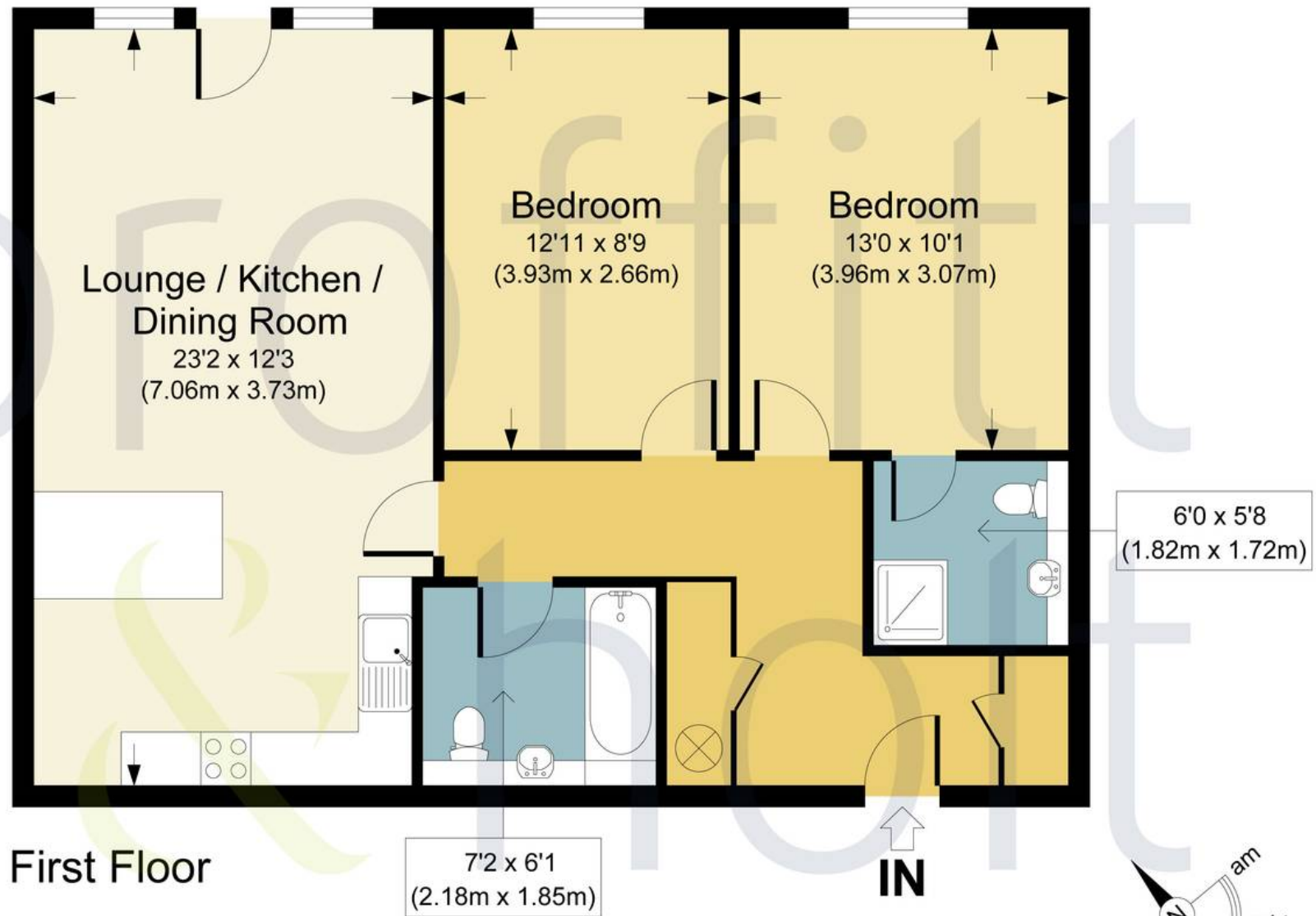
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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









Proffitt & Holt

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