



Ovaltine Court Ovaltine Drive, Kings Langley

In Excess of £350,000

proffitt
& holt





Ovaltine Court

Ovaltine Drive, Kings Langley

Proffitt and Holt are proud to bring to the market this particularly large apartment on the ever popular Ovaltine Court. This canal-side development is just a couple of minutes walk from Kings Langley Train Station, making it ideal for the commuter. Having been comprehensively remodelled and refurbished by the current owner, this stand out apartment offers open-plan warehouse style interiors, to include solid wood flooring, exposed brick walls and an industrial style kitchen, as well as boasting a spacious balcony with far-reaching views over the valley beyond.

The accommodation itself is bright and airy throughout, with the living space offering direct access out to the balcony. This large open space has more than enough room for separate lounge and dining areas, making it perfectly suited to entertaining. The kitchen sits open-plan and is fitted with stainless style units and polished concrete worktops to the peninsula.

The two bedrooms are both comfortable double rooms, with the master bedroom offering a range of fitted wardrobes and a tastefully refitted en-suite bathroom that boasts a wonderful freestanding bath and high quality fittings. Additionally, there is a family bathroom which has been refitted in a contemporary style, with large walk-in shower and fully tiled walls.

Further benefits include an entrance hall with multiple storage cupboards, secure allocated parking and lift access.

Viewing is highly recommended to fully appreciate the specification and design of this outstanding apartment.





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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: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Warehouse Style Interiors
- Balcony With Far Reaching Views
- Remodelled Throughout
- Allocated Parking
- Couple Of Minute's Walk From Kings Langley Train Station
- Open-Plan Living
- Particularly Large Third Floor Apartment With Lift Access
- En-Suite Bathroom To Master Bedroom
- Industrial Style Kitchen With Concrete Worktop





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.

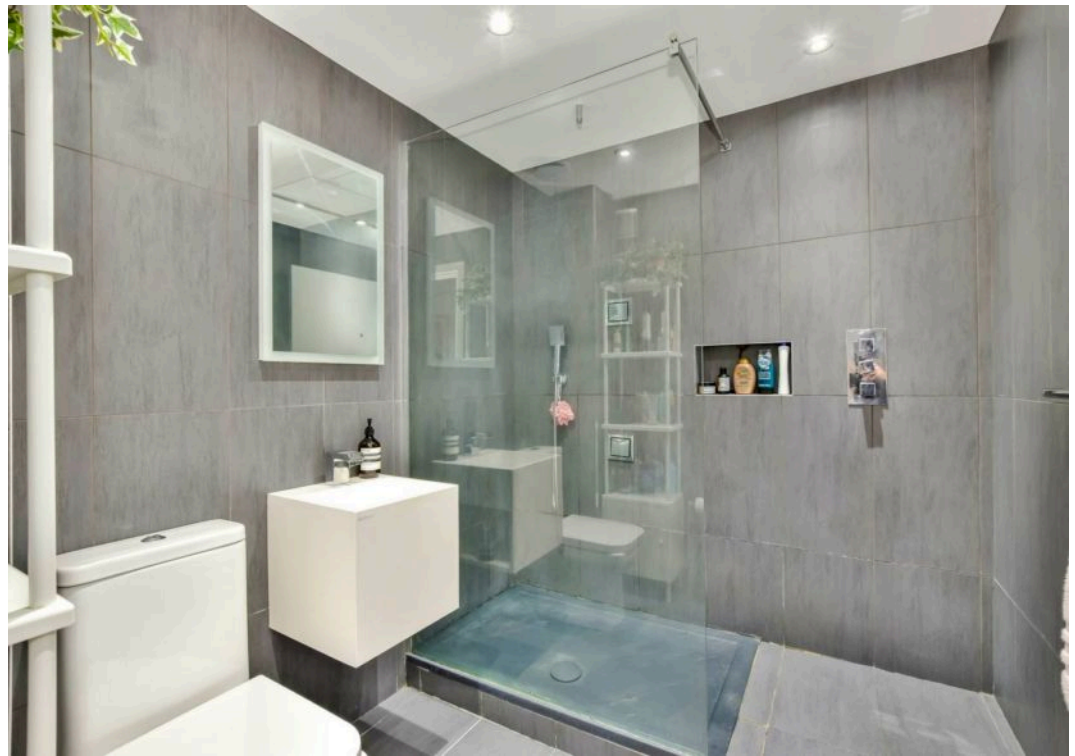
Fixtures and fittings

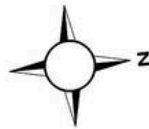
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

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

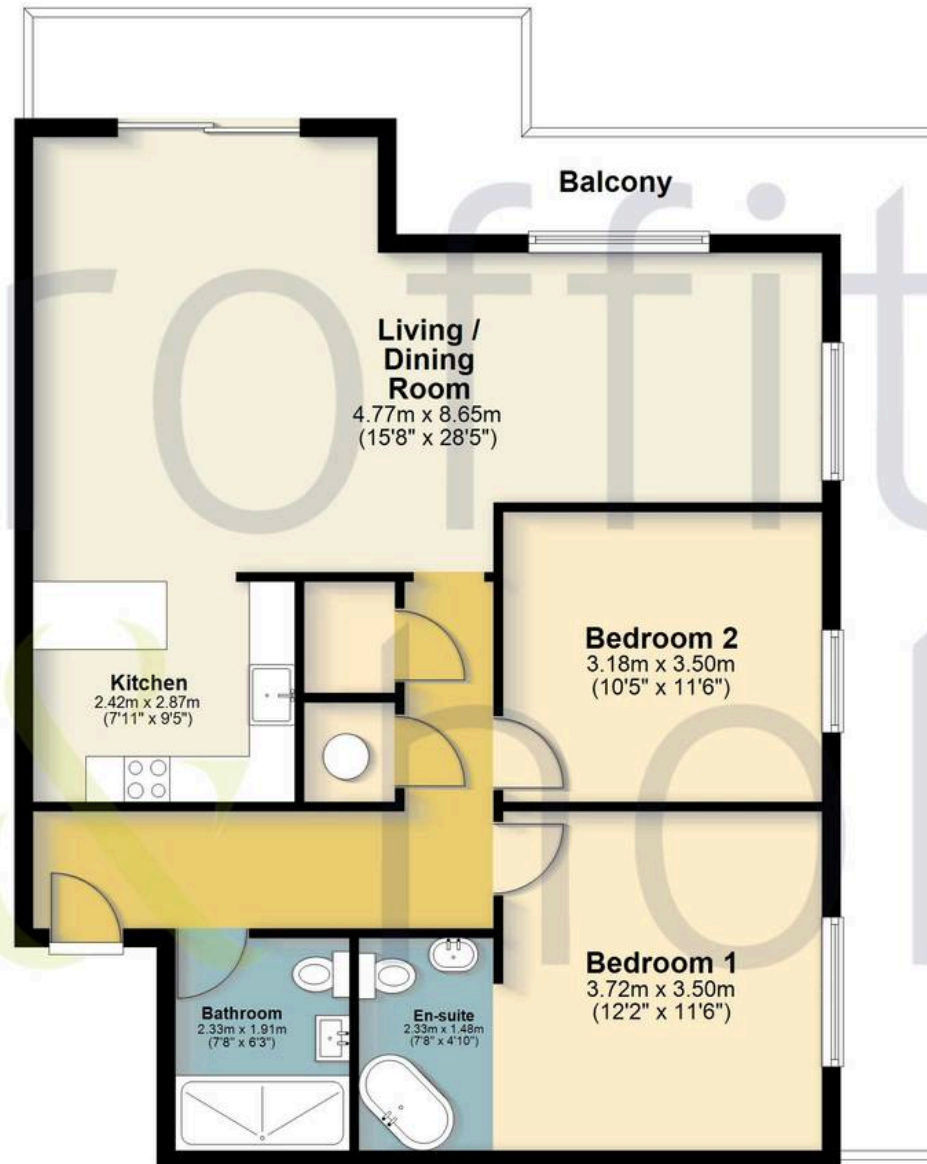






Third Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 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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