



Flat 108, Ovaltine Court Ovaltine Drive, Kings Langley

In Excess of £255,000

proffitt
& holt





Ovaltine Court

Ovaltine Drive, Kings Langley

Proffitt and Holt are delighted to offer to the market this a smart, modern and spacious two bedroom, two bathroom second floor apartment located within the popular Ovaltine Development, close to Kings Langley mainline station.

This property also represents a great investment opportunity.

The accommodation comprises an entrance hall, lounge with open plan kitchen, two double bedrooms with the master benefiting from an en suite shower room/WC, and a family bathroom.

The property also boasts allocated parking.

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

Three Rivers District Council

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Ovaltine Court

Ovaltine Drive, Kings Langley

Kings Langley village itself is charming and has an excellent range of shops, cafés, restaurants, public houses, a post office, a library, and a cricket club – all with a real community vibe. There are numerous large format stores in the nearby village of Apsley – including Sainsbury's, Dunelm, Argos, The Range, Wickes and more. The larger towns of Watford and St Albans are within five and six miles, respectively. There are primary and secondary schools in Kings Langley and the private schools of Abbots Hill, Westbrook Hay, York House, Chesham Prep, Royal Masonic, Berkhamsted and Tring School for Performing arts all within easy reach. Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins) and Junction 20 of the M25 is just two miles away. London Heathrow and Luton airports are both just a 20 minute drive away. EPC Environmental Impact Rating:

- Two Bedrooms
- Two Bathrooms
- Close to Station
- Kings Langley
- Allocated Parking





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.

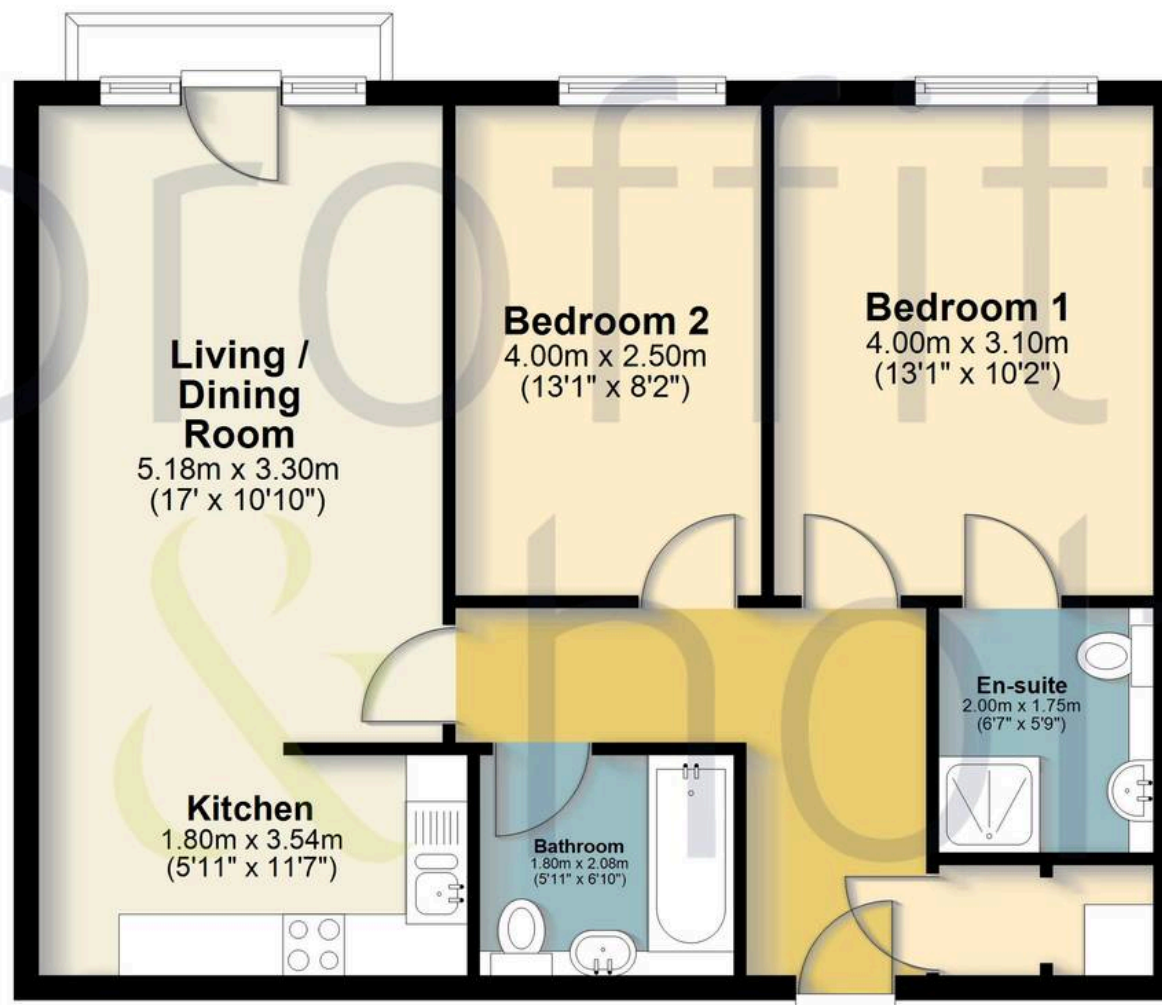






Second Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.5 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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