



Ovaltine Court, Ovaltine Drive, Kings Langley

In Excess of £270,000

proffitt
& holt





Ovaltine Court, Ovaltine Drive,

Kings Langley

Proffitt & Holt are pleased to bring to market this inviting and well-proportioned apartment, conveniently located just a short distance away from Kings Langley Train Station.

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

Inside you will find a generously proportioned and bright living space. The well-designed layout features an open-plan kitchen and a large living space with Juliet balcony.

The main bedroom comes complete with en suite shower room and both bedrooms are doubles with space for wardrobes.

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





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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.

Council Tax Band: D (Three Rivers)

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Two Bedroom Executive Apartment
- Designated Parking Space & Guest Parking
- Close to Station
- Juliet Balcony
- En-Suite to Master





General Information

Services

Mains electricity, gas, 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/>

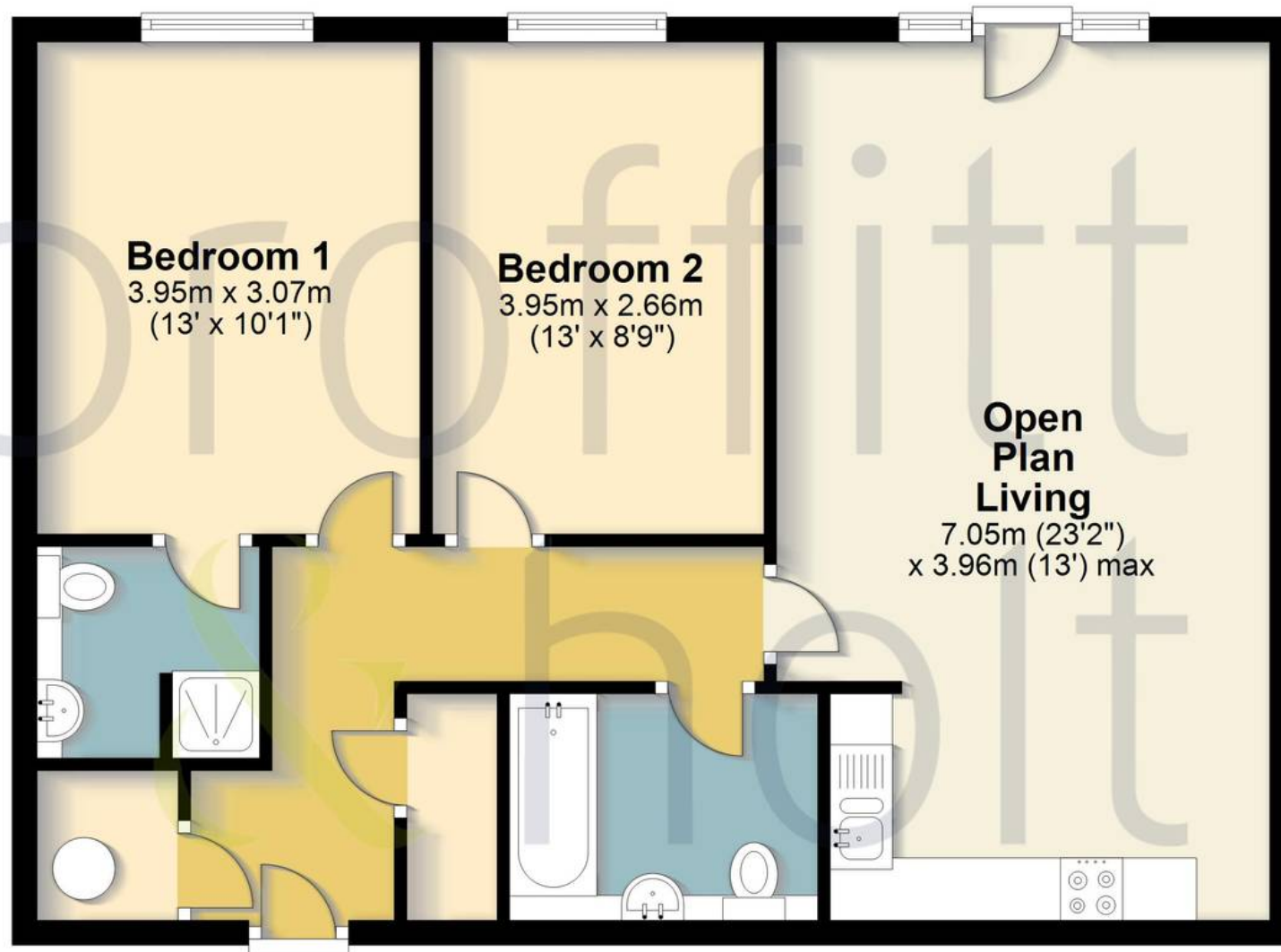






Second Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.0 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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