

84 Ovaltine Court, Kings
Langley, Hertfordshire, WD4
8GY

David
Doyle
Sales and Lettings

Price £275,000 Leasehold



Located on this executive canal side development is this 2 double bedroom second floor apartment with an ensuite to the master bedroom and secure allocated parking. The apartment is conveniently located for Kings Langley High Street with its range of shops, amenities, local schools and Kings Langley station with links to London Euston.

The apartment is arranged with an open plan lounge kitchen dining room with a Juliet balcony that overlooks the communal garden, 2 double bedrooms with the master bedroom benefiting from an ensuite shower room, a family bathroom and an entrance hall with two useful storage cupboards. The apartment also benefits from a secure allocated parking space, while the development also offers further visitors parking spaces, a lift, two communal children play parks and well kept communal gardens.

Viewing is a must.

NO UPPER CHAIN.

A spacious 2 double bedroom apartment located on this sought after canal side development

Convenient for local amenities and Kings Langley station

Open plan lounge kitchen dining room with a Juliet balcony

Ensuite to the master bedroom

Family bathroom

Entrance hallway with two useful storage cupboards

Secure allocated parking

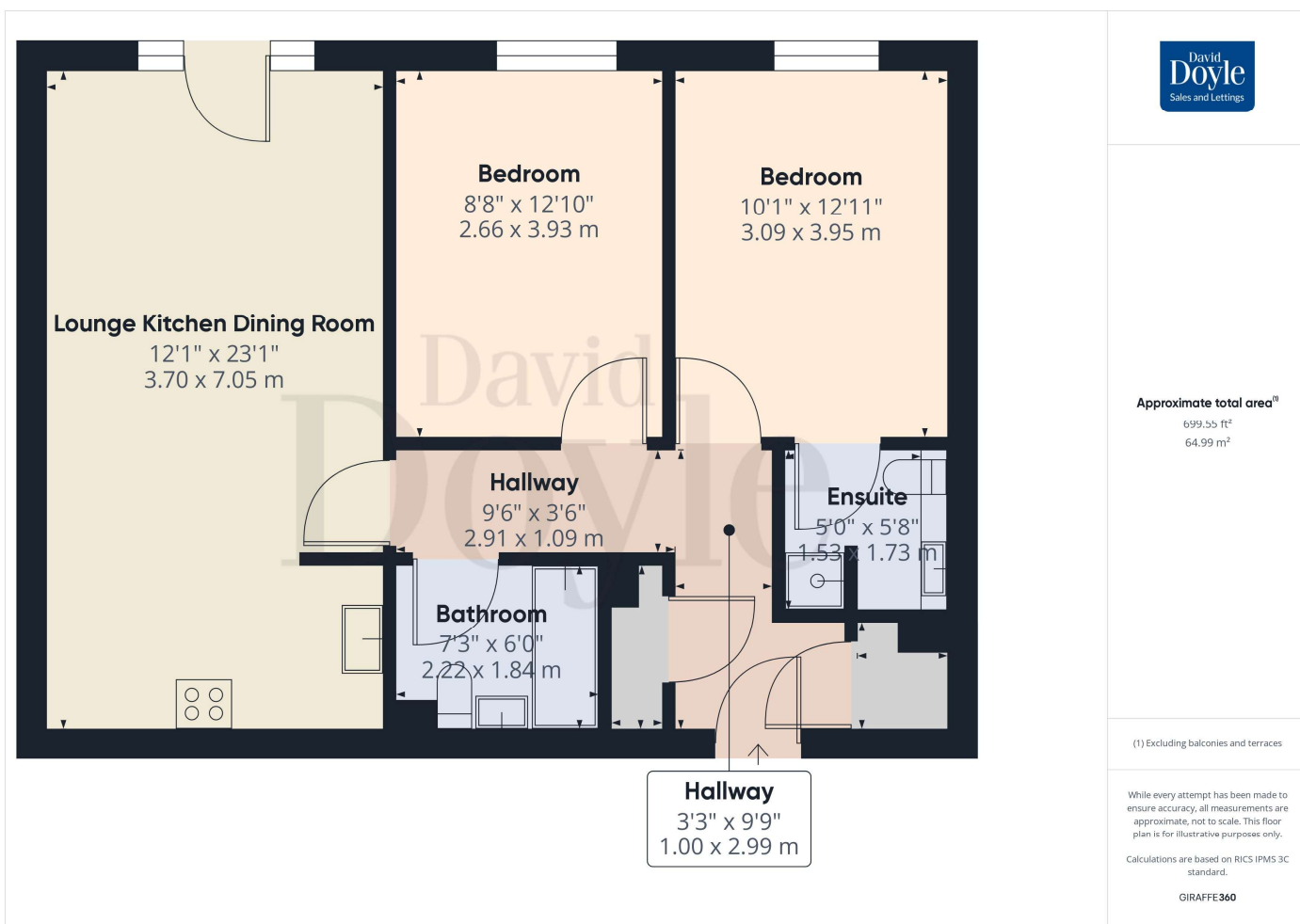
Communal gardens

Viewing is a MUST

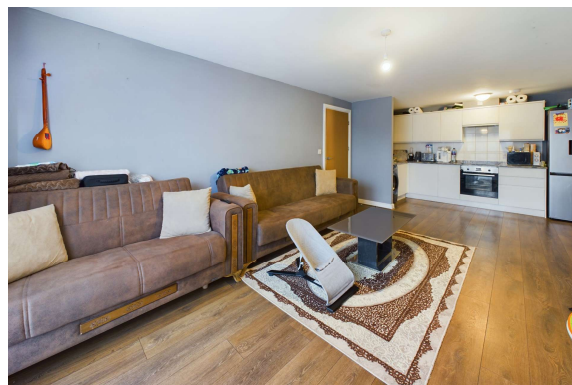
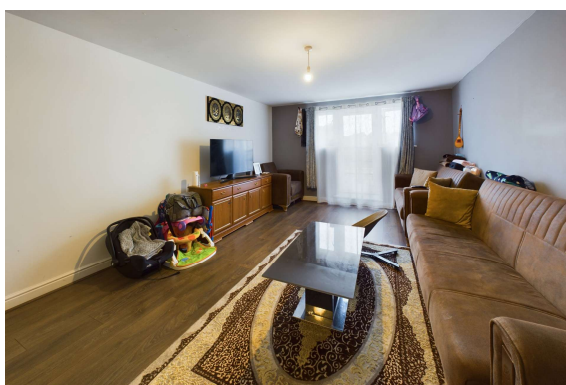
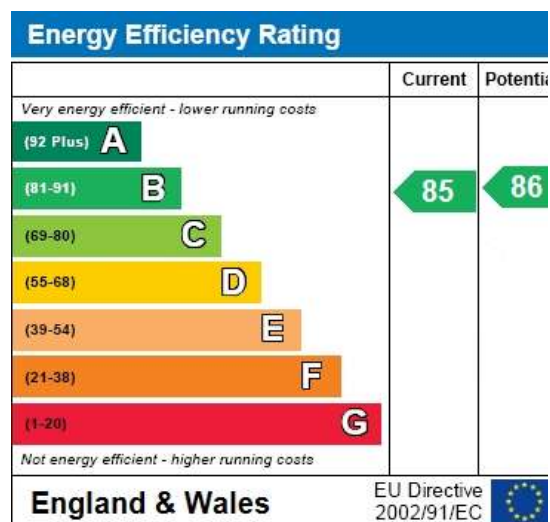
NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2007
Council Tax Band	D
This year council tax charge	not sure
Tenure	Leasehold
Remaining Lease Length	100
Ground Rent	510.48
Next ground rent review date	Annual
Method of review/price increase	Annual
Service charge this year	3566.54
Name of management company	Neil Douglas
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Poured Concrete
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	economy 7
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking	part of service charge
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	Yes
is the property under 11 meters high?	Yes
Are you aware of any works required to the block?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	Yes
If yes please give details of the adaptations	lift access
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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