



Ovaltine Court, Ovaltine Drive, Kings Langley  
£185,000

proffitt  
& holt







## Ovaltine Court, Ovaltine Drive

### Kings Langley

Being sold with no onward chain is this immaculately presented 1 bedroom apartment on the fourth floor of this popular canal-side development, just a couple of minutes walk from Kings Langley Train Station. Having been refurbished and upgraded by the current owner, the apartment offers bright and open-plan living with far reaching views.

The apartment has been freshly decorated throughout and offers conveniently laid out accommodation, with an entrance hall with coat cupboard leading in to all rooms. The open-plan kitchen/living room is a lovely bright space and boasts a Juliette balcony. The kitchen itself is fitted in a classic shaker style and features a number of integrated appliances. The bedroom is a comfortable double room, whilst the bathroom is fitted with a white suite, partly tiled walls and new flooring.

Externally, you benefit from a pleasant communal courtyard area that leads down to the Grand Union Canal, as well as secure allocated parking for 1 car and further visitors spaces. Additionally, there is lift access, upgraded electrics and water tank, as well as replacement double glazing soon to be installed.

In accordance with the Estate Agents Act 1979 we are required to declare to prospective purchasers that the Vendors of this property are related to an employee of Proffitt & Holt Partnership.

Service charge has been paid until April 2026 by the current owners.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





## Ovaltine Court, Ovaltine Drive

### Kings Langley

Kings Langley village 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 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

- SERVICE CHARGE PAID UNTIL APRIL 2026
- No Upper Chain
- Lift Access
- Secure Allocated Parking
- Short Walk To Kings Langley Train Station
- Redecorated Throughout Including New Carpets
- Upgraded Electrics To Current Regulations
- Fourth Floor
- Open-Plan Kitchen And Living Space





***For broadband and mobile speeds see:***

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

## **General Information**

### **Services**

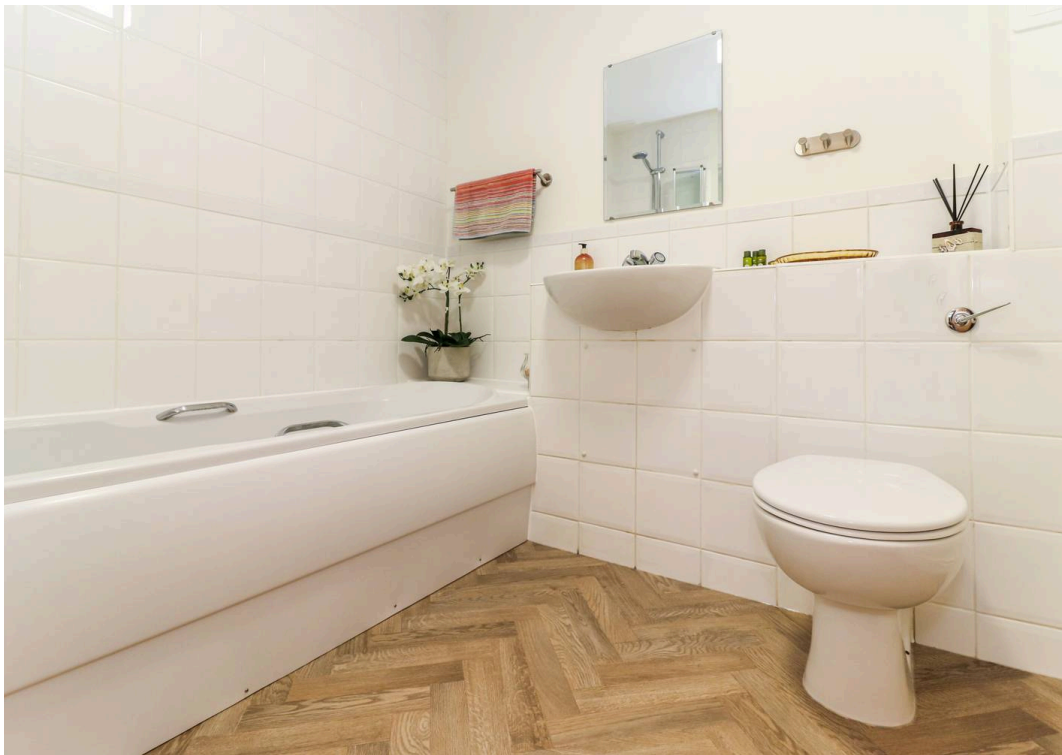
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

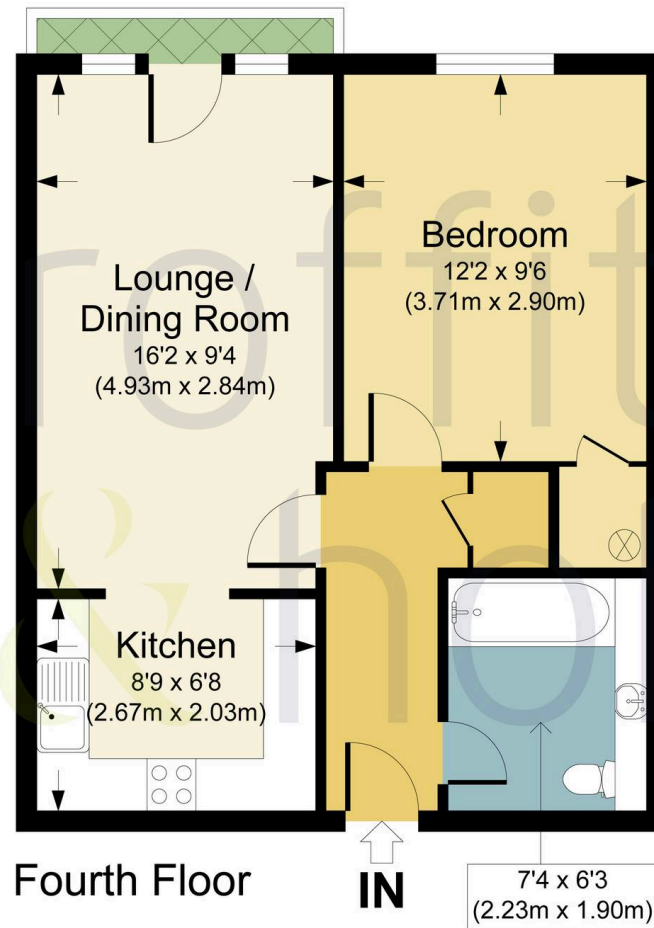
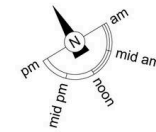
### **Fixtures and Fittings**

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









OVALTINE COURT, WD9

APPROX. GROSS INTERNAL FLOOR AREA 443.79 SQ FT / 41.23 SQ M.  
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# Proffitt & Holt

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