



Ovaltine Court Ovaltine Drive, Kings Langley  
In Excess of £250,000

proffitt  
& holt





## Ovaltine Court

Ovaltine Drive, Kings Langley

NO UPPER CHAIN.

A spacious two bedroom, two bathroom apartment situated on the second floor of the ever popular Ovaltine building. The development is a half mile walk to the mainline railway station and adjacent to the canal. Comprises entrance hall, lounge open plan to the kitchen, master bedroom with ensuite shower, second bedroom and further bathroom. The entrance to the block is via a security entry phone system, there are lifts to all floors and there is one allocated underground parking space.





## Ovaltine Court

Ovaltine Drive, Kings Langley

Kings Langley village has a good selection of shops catering for many day-to-day requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of St Albans, Watford and Hemel Hempstead are within a few 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.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Kings Langley
- NO UPPER CHAIN
- Two Bathrooms
- Walking Distance to Station
- Second Floor





## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

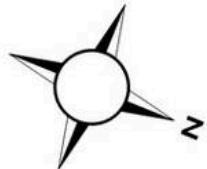
Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

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

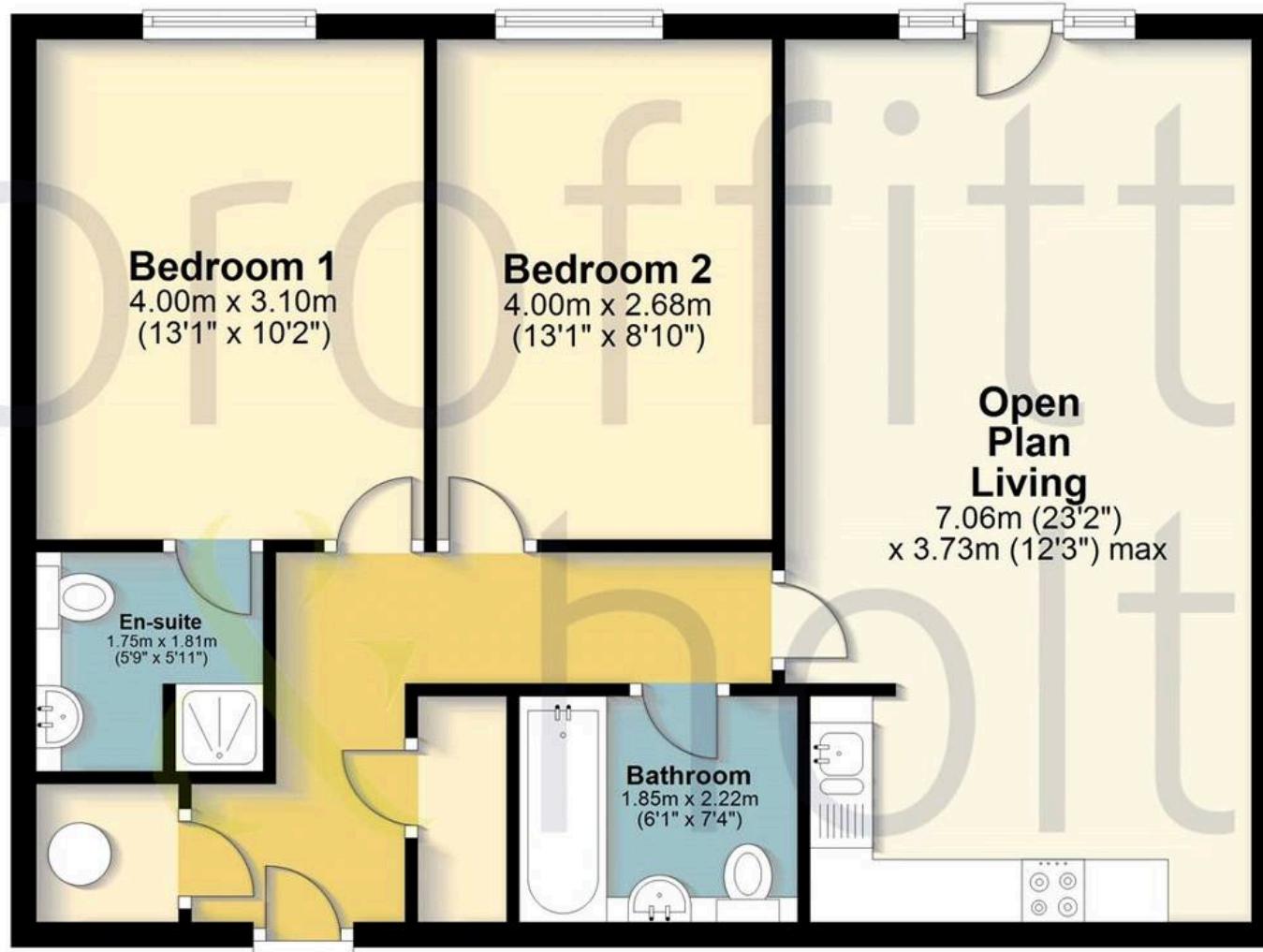
*For broadband and mobile speeds see;*  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





## Second Floor

Approx. 68.6 sq. metres (738.6 sq. feet)



Total area: approx. 68.6 sq. metres (738.6 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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