

Connells

Ovaltine Drive
Kings Langley

Ovaltine Drive
Kings Langley WD4 8SG

for sale
£61,250







Property Description

Offered on a 25% share of ownership this well-maintained first-floor apartment offers the perfect blend of comfort, convenience and modern living, making it ideal for first-time buyers, downsizers or investors.

The property features a spacious and light-filled lounge with patio doors leading out to a private balcony, creating a fantastic space for relaxing or entertaining. The open-plan fitted kitchen area is thoughtfully arranged to maximise space and functionality.

There are two generously sized double bedrooms, providing flexible accommodation for families, home working or guests, along with a well-appointed bathroom.

Additional benefits include double glazing, allocated parking, communal grounds, and a strong energy efficiency rating (B)—helping to keep running costs lower.

Situated in the ever-popular Ovaltine development in Kings Langley, the property is ideally located within easy reach of Kings Langley Station (fast links into London Euston), local shops, cafés and amenities on the High Street, green spaces and canal-side walks nearby. This is a superb opportunity to acquire a modern apartment in a prime Hertfordshire location.

Communal Entrance

Entrance Hall

Front door.

Lounge
14' 3" x 12' 7" (4.34m x 3.84m)
Patio doors to feature balcony.

Kitchen Area
8' 6" x 8' (2.59m x 2.44m)

Bedroom 1
14' 5" x 9' 3" (4.39m x 2.82m)

Bedroom 2
14' 4" x 8' 4" (4.37m x 2.54m)

Bathroom

Outside

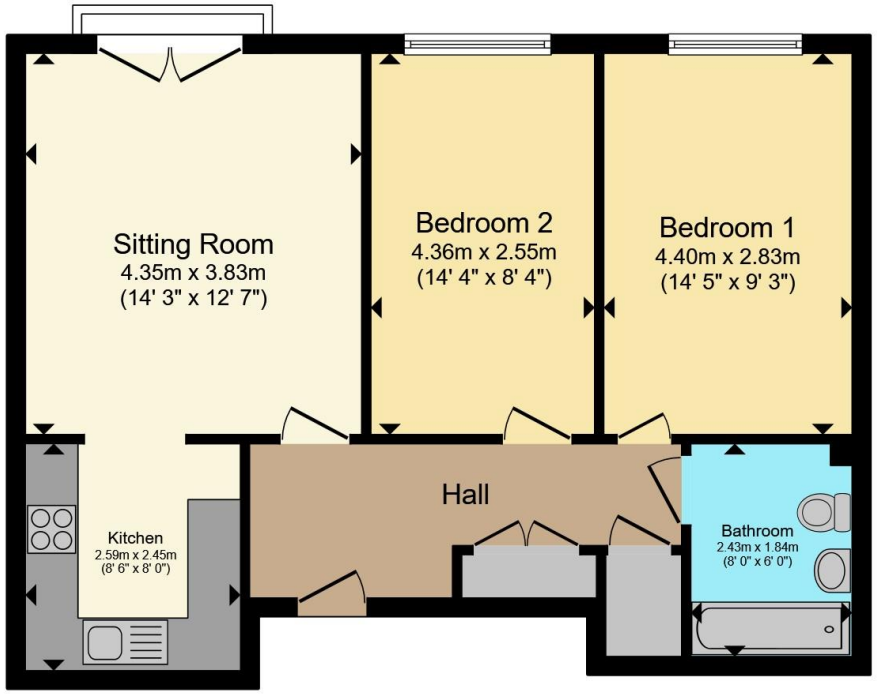
Communal Grounds

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Second Floor





Total floor area 62.4 m² (671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: B

Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103740

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.