



Ovaltine Drive, Kings Langley, WD4 8SG

Offers In Excess Of £250,000

Situated within easy reach of Kings Langley Station is this well presented first floor purpose built flat. Boasting two double bedrooms, fitted kitchen, 15'0 living room with Juliette balcony, double glazing and allocated parking.

Located within easy reach of Kings Langley Station and the village centre with its local shops, restaurants, coffee shops local amenities and the M1, M25 and A41 road links.

Communal Hall

Stairs to all floors and security entry phone system.

Entrance Hall



Front door, entry phone system and two storage cupboards.

Lounge 15'0 x 12'6 (4.57m x 3.81m)



Double glazed french doors to Juliette balcony, TV point and electric heater.

Kitchen 8'1 x 7'10 (2.46m x 2.39m)

Fitted kitchen with wall and base units and work surfaces to compliment, stainless steel sink with drainer, tiled splash backs, electric hob with cooker hood over, electric oven and plumbing for washing machine.

Bedroom One 14'4 x 9'7 (4.37m x 2.92m)

Double glazed window and electric heater.

Bedroom Two 14'4 x 8'5 (4.37m x 2.57m)



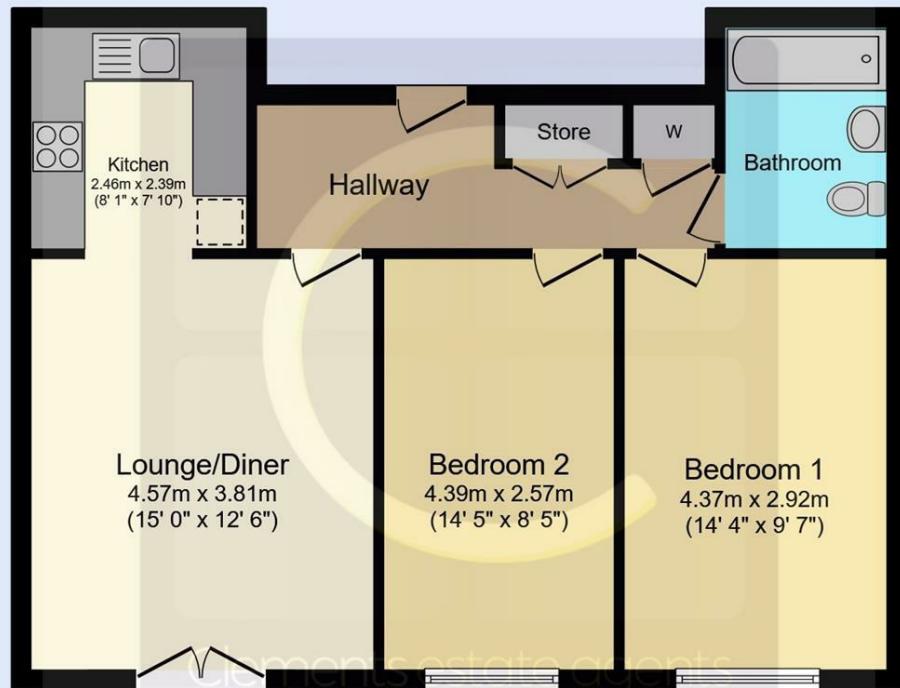
Double glazed window and electric heater.

Bathroom

Panelled bath with shower attachment, wash hand basin with vanity unit, low level wc, part tiling, tiled flooring and extractor fan.

Allocated Parking

Floor Plan

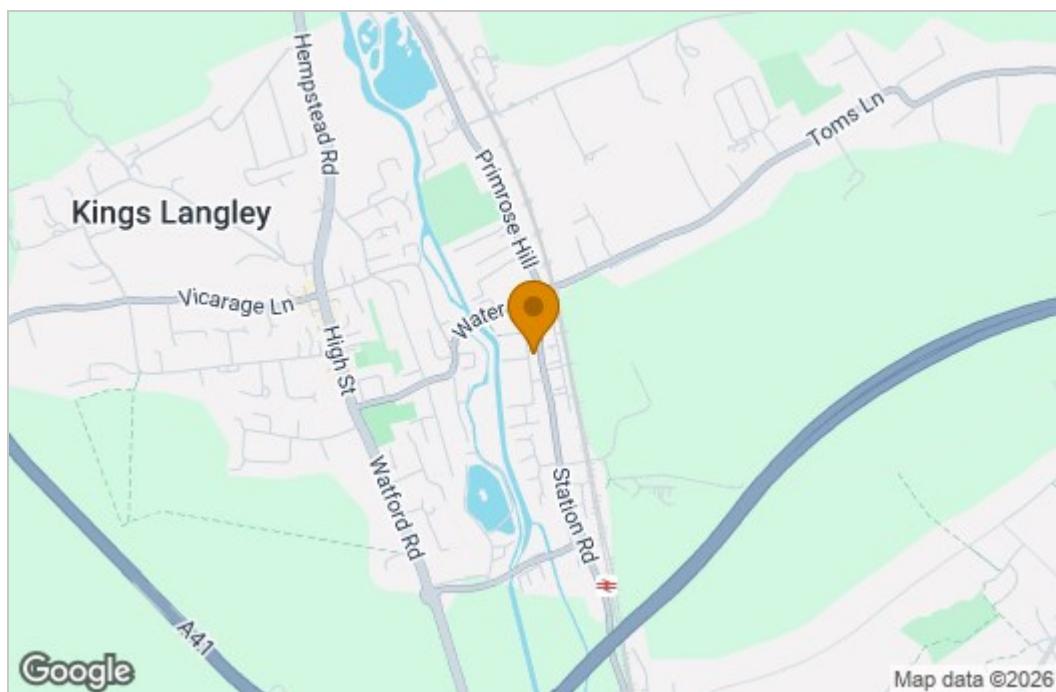


Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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