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Ovaltine Court, Kings Langley, WD4

£250,000

2 2 1



Step inside this beautifully presented second-floor apartment within the legendary Ovaltine Building – where striking Art Deco architecture meets modern riverside living. Immaculately maintained and ready to move straight into, this impressive home offers the ideal blend of lifestyle, convenience and outstanding value for money.

From the moment you enter, you'll feel the sense of space and quality. The light-filled open-plan living area creates the perfect place to relax or entertain, with partial views across the Grand Union Canal adding a calm, picturesque backdrop. The sleek, contemporary kitchen is well-equipped, while both bedrooms are generous in size – with the luxury of two stylish bathrooms, making everyday living effortless, whether you're a professional couple, young family or looking for a smart rental investment.

Life here is all about ease and connectivity. Kings Langley Station is just a short walk away, putting London Euston within easy reach – ideal for commuters – while nearby cafes, shops, parks and scenic canal walks mean you can truly enjoy the best of urban convenience and relaxed waterside living. The development is secure and well maintained, and the property further benefits from allocated underground parking, lift access and a welcoming community environment.

Costs & Benefits (Clear & Transparent)

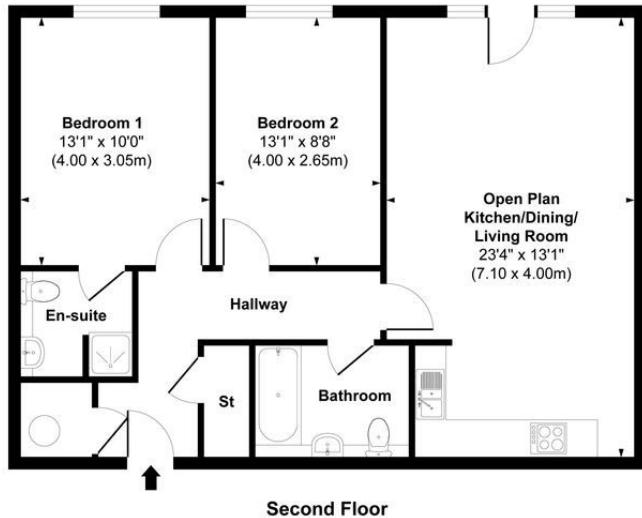
Service Charge: £3,622.43 (01/04/25–31/03/26) – usually paid monthly, balance settled on completion with pro-rata recovery

Estate Fee: £531.09 (paid in full for this year)

Ground Rent: £200 pa – Deed of Variation completed capping ground rent (huge benefit vs other flats)

Includes: Buildings Insurance, Water Rates, Estate Maintenance, Lift servicing, Gardening, Major Works Fund (ongoing internal & external upgrades enhancing value)





Approx. Gross Internal Floor Area 757 sq. ft / 70.36 sq. m.
 This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale.
 Exact dimensions should be independently verified.



- ***PLEASE QUOTE REFERENCE - DG1277***
- 2 generous bedrooms & 2 modern bathrooms (1 en-suite)
- Excellent condition throughout – ready to move into
- Allocated underground parking
- Short walk to Kings Langley Station – perfect commuter location
- Iconic Ovaltine Building development
- Bright open-plan living & dining space
- Partial Grand Union Canal views
- Lift access & secure development
- Ideal first-time buy or high-demand rental investment

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	