



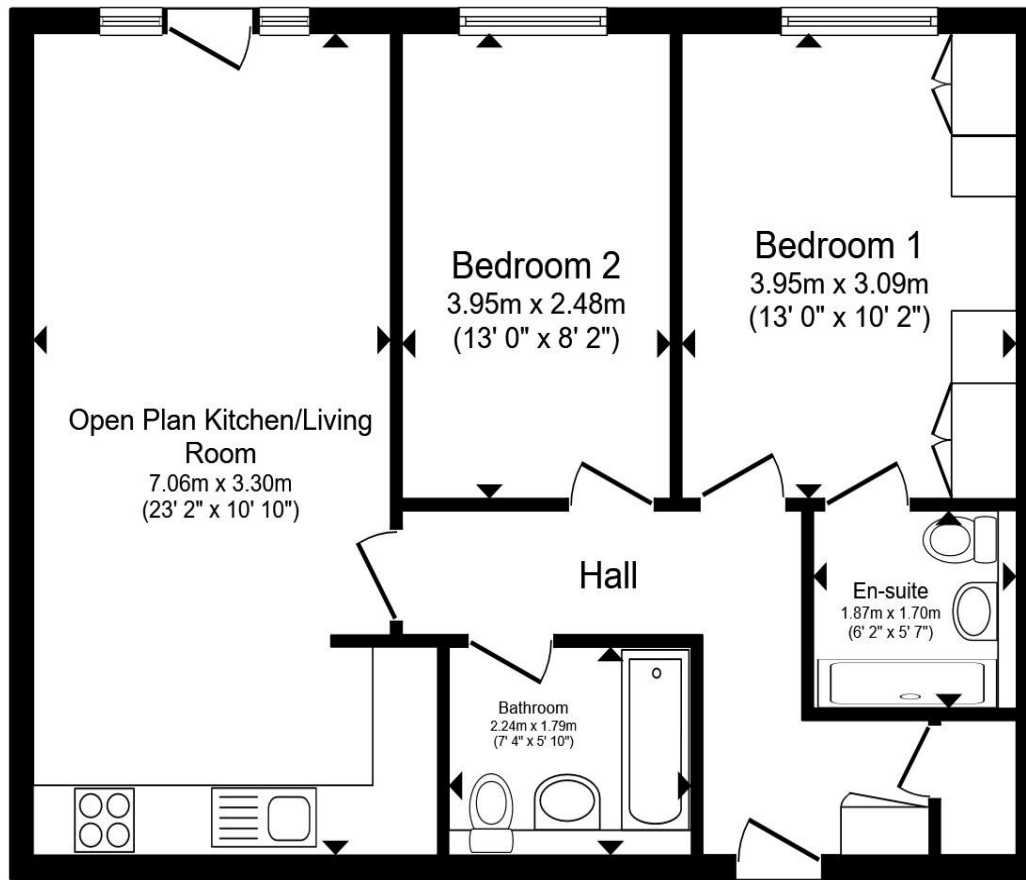
**Ovaltine Court Ovaltine Drive, Kings Langley WD4 8GY**

**welcome to**

**Ovaltine Court Ovaltine Drive, Kings Langley**

**\*\* NO UPPER CHAIN \*\*** A beautifully redesigned two bedroom, two bathroom apartment located within a striking Art Deco canal side building and within 0.4 miles of Kings Langley Train Station with its links to London Euston.





## Second Floor

- Entrance Hall
- Open Plan Lounge / Kitchen
- Bedroom One
- En-Suite
- Bedroom Two
- Bathroom
- Outside
- Allocated Parking

Total floor area 64.0 m<sup>2</sup> (689 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](http://www.propertybox.io)

welcome to

## Ovaltine Court Ovaltine Drive, Kings Langley

- Fully Re-decorated Throughout
- Contemporary Kitchen With Integrated Appliances
- Two Double Bedrooms Including A Generous Master With En-Suite
- Built In Bedroom Storage
- 0.4 Miles To Kings Langley Train Station With Its Links To London Euston

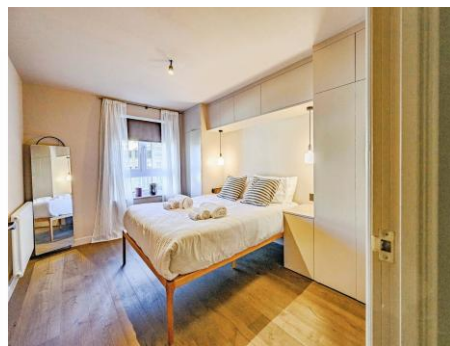
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £295,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD111700](https://www.brownandmerry.co.uk/Property/HHD111700)



Property Ref:  
HHD111700 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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