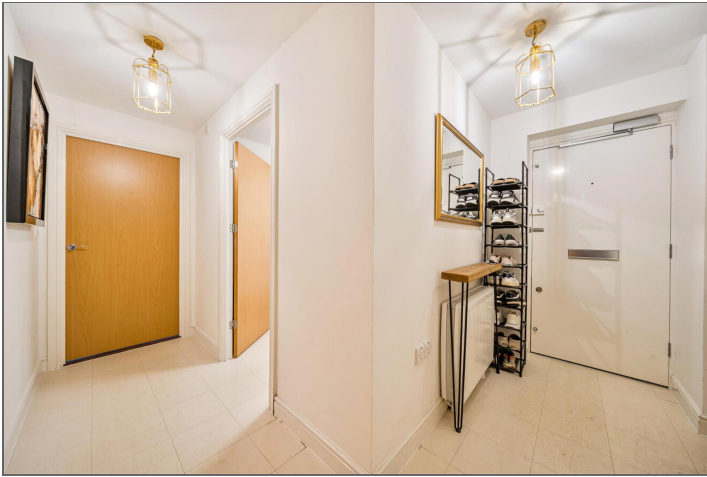




GUIDE PRICE £229,000
OVALTINE COURT, OVALTINE DRIVE, KINGS LANGLEY WD4 8GX



A TWO BEDROOM/TWO BATHROOM APARTMENT WITH SECURE ALLOCATED PARKING AND LONG LEASE

This top (fourth) floor apartment is situated within the highly sought after and unique Ovaltine Court development that is located within 0.8 miles of Kings Langley High Street with its independent shops, cafes and restaurants. And Kings Langley Station, offering a service into Euston from just 24 minutes is within 0.5 miles. A perfect first time purchase or buy to let investment!

Accommodation consists of an entrance hallway with ample storage, rear aspect reception room with Juliet balcony overlooking the lovely communal gardens and with a view of the canal, fitted kitchen complete with white goods, master double bedroom with en-suite shower room, a further double bedroom and family bathroom. Externally, there is a secure allocated underground parking space and numerous visitor's parking spaces. Residents can also enjoy the generous communal gardens and adjacent picturesque Grand Union Canal tow paths.



KEY FEATURES

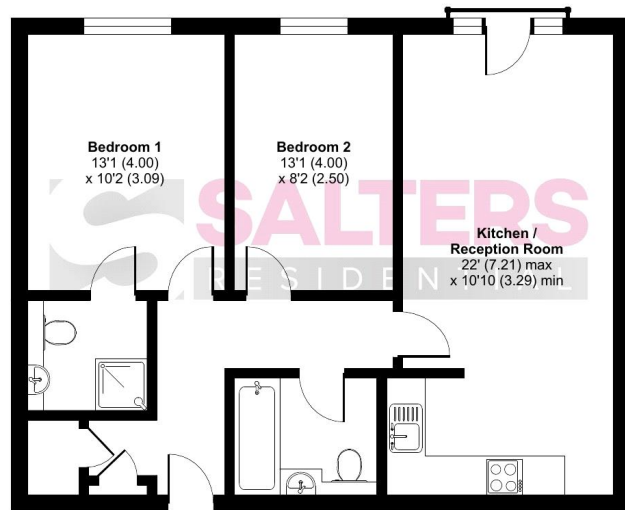
- Two double bedrooms
- Two bathrooms
- Immaculate communal gardens
- Service charge: £4155 per annum incl. water usage and building insurance
- Lease term: 104 years remaining
- Ground rent: £200 per annum
- New double glazing
- Lift



Ovaltine Court, Ovaltine Drive, Kings Langley, WD4


Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



FOURTH FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2025. Produced for Salters Residential. REF: 1350848

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C	74	76
(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 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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