



- BEAUTIFUL TWO DOUBLE BEDROOM APARTMENT
- ENORMOUS LIVING ROOM
- MODERN KITCHEN WITH BREAKFAST BAR
- OVERLOOKING THE STUNNING CANAL

Ovaltine Court, Ovaltine Drive, Kings Langley, WD4 8GZ

£285,000 Leasehold

A beautiful two double bedroom, two-bathroom ground-floor apartment situated within this iconic development, combining a rich history with an array of modern conveniences

Benefits include an entry-phone system, secure reserved underground parking and attractive views overlooking the canal. Situated in this sought-after location, within easy reach of Kings Langley Station and major road links. Kings Langley village is close at hand.



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Situated in this sought-after location, within easy reach of Kings Langley Station and major road links. Kings Langley village is close at hand, whilst both Watford and Hemel Hempstead town centres, with their extensive range of shopping and leisure facilities, are also within easy reach.

COMMUNAL ENTRANCE HALL Communal front door with entry-phone system leading into the communal entrance hall, lift access to the underground garage, Personal front door with security peephole leading into:-

ENTRANCE HALL Two built-in cupboards one housing hot water tank. Storage heater. Doors to:

LIVING ROOM 19' 5" x 14' 8" (5.92m x 4.47m) Double-aspect room with double glazed casement doors overlooking the canal. Double-glazed window to side. Wood laminate flooring and electric radiator. Door through to: -

KITCHEN 11' 4" x 6' 6" (3.45m x 1.98m) Inset single-bowl stainless-steel sink, ample granite work surfaces incorporating drainer and breakfast bar. Wall units with concealed lighting and base units. Inset four-ring De Dietrich hob with extractor hood over and oven under. Space for fridge/freezer and plumbing for washing machine. Double-glazed window to side





MASTER BEDROOM 16' 5" x 9' 0" (5m x 2.74m) Double-glazed window to side, electric heater and built-in mirror-fronted double wardrobes providing hanging and storage space. Door through to:

EN SUITE Fully tiled independent shower cubicle with folding door, vanity wash-hand basin with mixer tap and low-flush WC. Part-tiled walls, extractor hood. Fitted mirror. Dimplex electric heater and ceramic tiled floor.

BEDROOM TWO 14' 8" x 8' 5" (4.47m x 2.57m) Double-glazed window to side, electric heater and wood laminate flooring. Large built-in floor-to-ceiling double wardrobe.

FAMILY BATHROOM Panelled bath with twin grip, independent shower unit with glazed screen, vanity wash-hand basin and low-flush WC. Fully tiled walls, ceramic tiled floor, extractor fan and underfloor heating.

EXTERIOR GATED UNDER GROUND PARKING AND EXTRA GUEST SPACE AVAILABLE

Communal gardens bordering the Grand Union Canal, with seating areas, shrubs and mature trees. Additional visitor parking is also available.



Energy performance certificate (EPC)

Flat 17
Ovaltine Court
Ovaltine Drive
KINGS LANGLEY
WD4 8GZ

Energy rating
C

Valid until: 12 October 2036

Certificate number: 9436-9120-6609-0125-7202

Property type	Ground-floor flat
Total floor area	80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements