



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



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## Guide Price £260,000



### Description:

Are you looking for a larger than average apartment in Ovaltine Court? Kings Langley Estates are delighted to offer this well presented two-bedroom second-floor apartment situated within close proximity to the local Village High Street, mainline station with access to Central London. The property has views overlooking the Grand Union Canal and comprises: Entrance hallway, two double bedrooms, two bathrooms (one En-suite), living room, /kitchen and allocated underground parking for one car along with visitors parking. An internal viewing comes strongly advised.

- Two bedrooms
- Open plan living room/kitchen
- Two bathrooms (one ensuite)
- Ideal investment opportunity
- Sole Agents

### Additional Information:

Location: Within easy access to local amenities.

### Viewings:

By appointment only, via Kings Langley Estates - Call 01923 947373

*"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"*

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	86	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



David Freeman  
Director





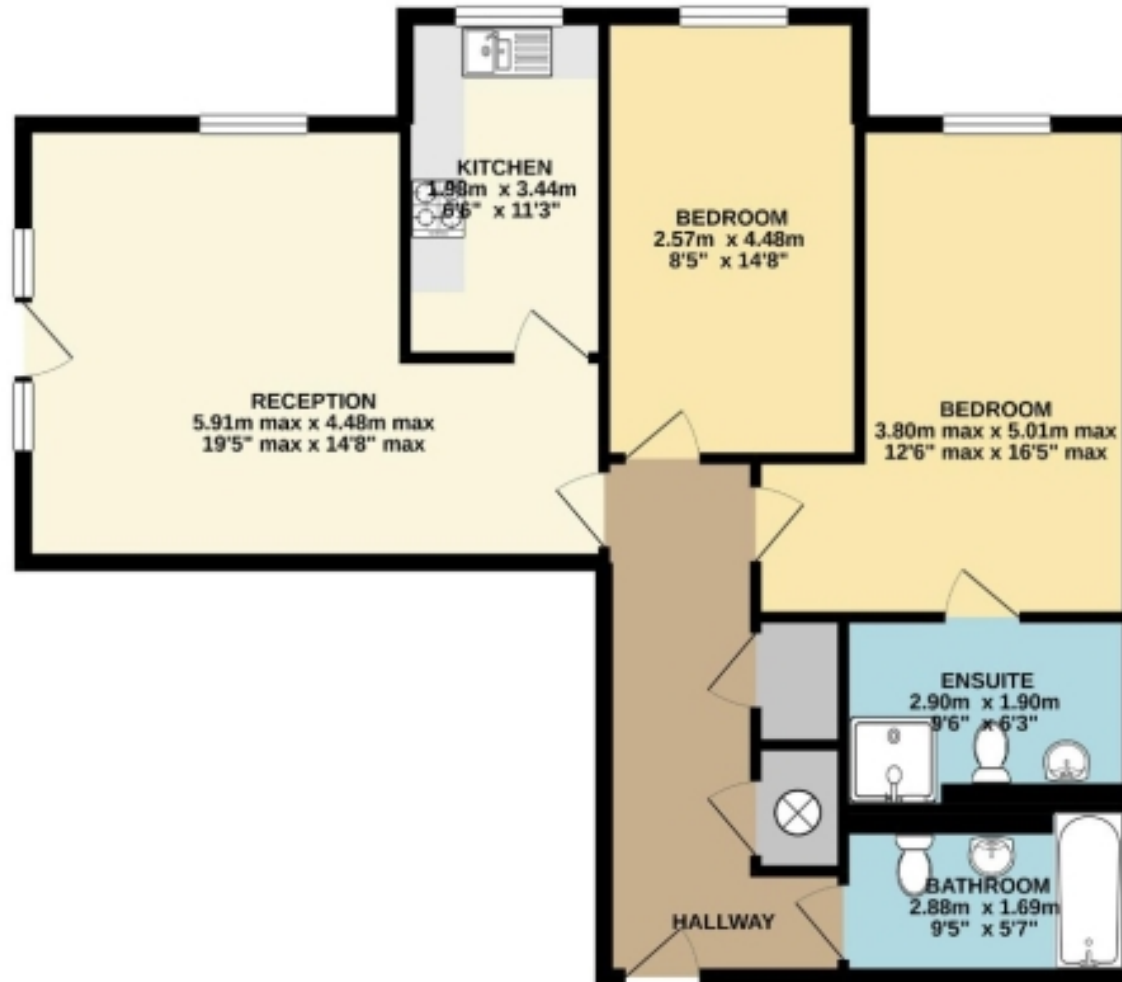






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SECOND FLOOR  
79.3 sq.m. (854 sq.ft.) approx.



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ESTATES**

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