



Ovaltine Court

Ovaltine Drive, Kings Langley, WD4

Guide Price of £435,000

- Large Penthouse Apartment
- 2 Large Double Bedrooms
- 2 Bathrooms (1 En Suite)
- Kitchen/Breakfast Room
- Living Room with Dining Area
- Glass Roofed Sun Room
- Secure Underground Parking
- Ideal for Commuting



T: 01923 537 111



Open Estates are delighted to present a wonderful opportunity to purchase this magnificent fifth floor penthouse apartment. Located in the highly sought-after Ovaltine Development in Kings Langley, the apartment boasts over 1250 sq. ft of outstanding lifestyle enhancing accommodation.

The property comprises:

A venetian style glass roofed sun room, with beautifully tiled floors and amazing natural light.

French doors lead through to the large kitchen/breakfast room, with space for a family kitchen table. This room can also be accessed from the main hallway.

Both bedrooms are generous doubles. The first benefits from an en-suite shower room, with the second having luxury fitted wardrobes, an abundance of natural light and beautiful views over the Grand Union Canal.

A bright and spacious living room, with separate dining area, leads to the balcony by way of sliding patio doors. Spanning the entire width of the apartment, and with stunning canal and hillside views, this is a fantastic outside space.

A well fitted family bathroom is located off the main hallway.

Underfloor heating has been installed to all non-carpeted areas, including the kitchen, sunroom, family bathroom and main hallway.

Ovaltine Court, in which this apartment is located, was originally a factory producing the famous Ovaltine drink. Converted in 2006 into luxury apartments, this is one of only a few penthouses, which are not often available on the market.

The communal grounds are substantial, with playgrounds, lawn areas, two large communal courtyards and resident only access to the canal.

Providing beautiful walks and scenic views this is a wonderfully peaceful place to live.

Only five minutes' walk to Kings Langley train station, with direct trains into London Euston taking just twenty-five minutes, easy access to both the M1 and M25, an allocated parking space in the secure gated underground carpark and visitor parking, both travel and commuting are a breeze.

Very few apartments offer the extraordinary benefits such as these and an early viewing is highly recommended.

SUN ROOM

17' 11" x 5' 9" (5.46m x 1.75m)

HALLWAY

BEDROOM

17' 6" x 14' 4" (5.33m x 4.37m)

EN SUITE

KITCHEN/BREAKFAST ROOM

17' x 13' 6" (5.18m x 4.11m)

LIVING/DINING ROOM

19' 2" x 17' 11" (5.84m x 5.46m)

BALCONY

31' 8" x 4' 2" (9.65m x 1.27m)

BEDROOM

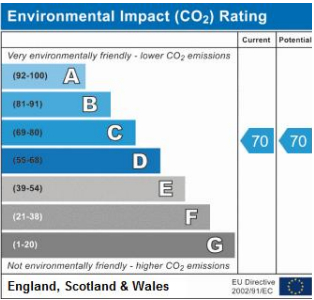
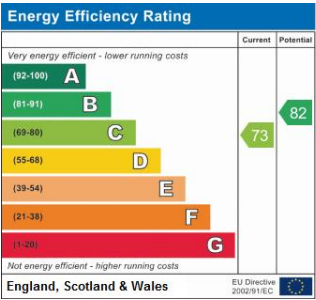
16' 1" x 13' 4" (4.9m x 4.06m)

FAMILY BATHROOM

7' 11" x 5' 8" (2.41m x 1.73m)

EXTERIOR

ALLOCATED PARKING SPACE



COUNCIL TAX BAND

Tax band E

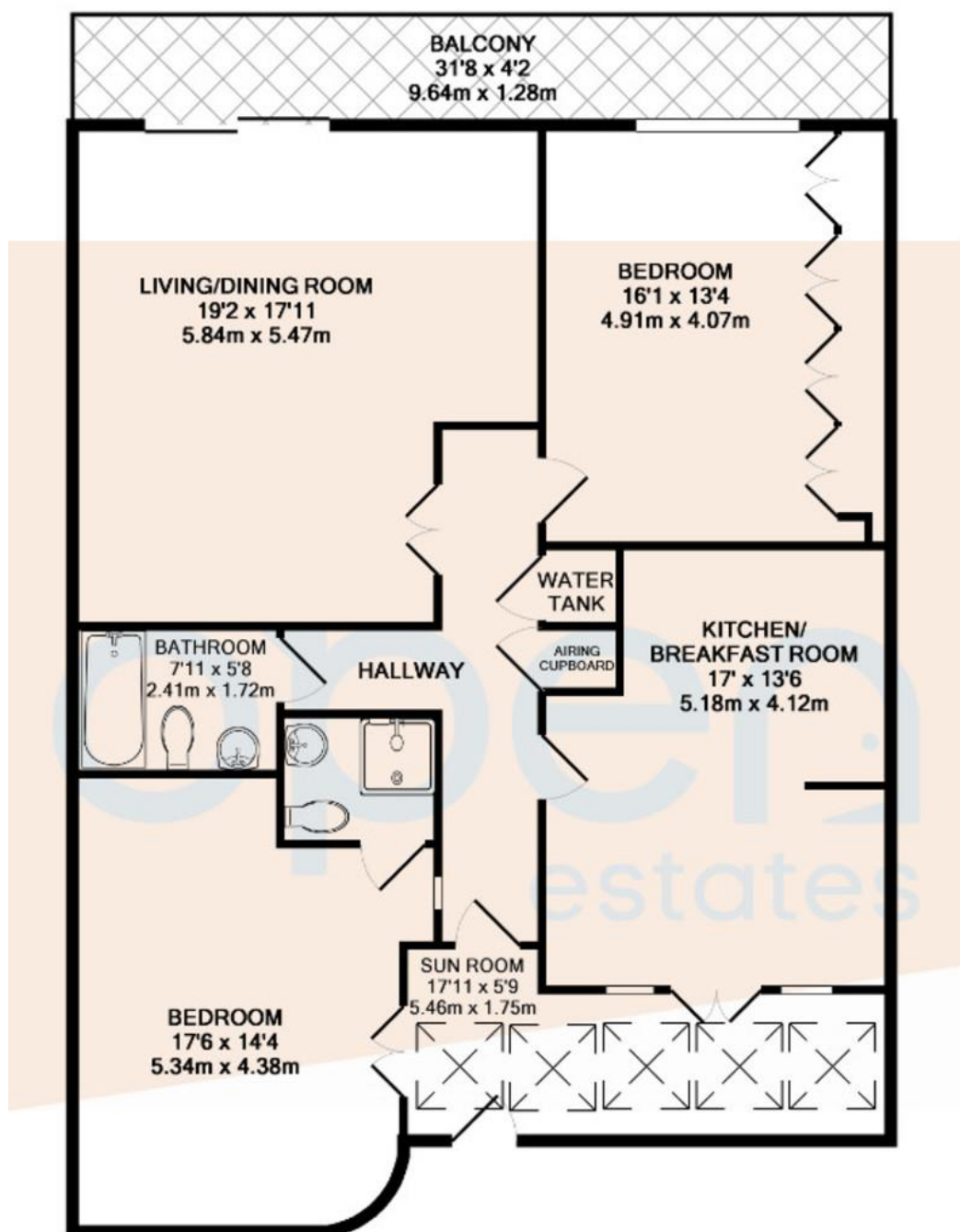
TENURE

Leasehold

LOCAL AUTHORITY

Three Rivers District Council





OVALTINE COURT, KINGS LANGLEY, WD24 8GX
TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

OFFICE

54 Watling Street
Radlett
Hertfordshire
WD7 7NN

T: 01923 537 111

E: info@openestates.co.uk

W: www.openestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.