



Flat 118, Ovaltine Court, Kings Langley, Hertfordshire, WD4 8GU

Asking Price £340,000 Leasehold

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About the property

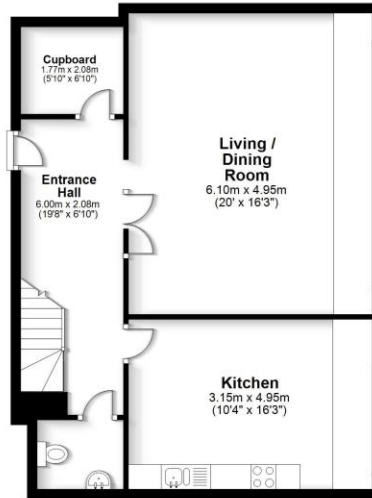
Duplex apartment in popular location in Kings Langley and with No Upper Chain.

This spacious three double bedroom duplex apartment is offered to the market with No Upper Chain and ready to move into. Situated on the third and fourth floors of this iconic building, which is located on the canal and within walking distance to the station, offering good room sizes throughout. The property itself is extremely spacious and comprises a large living/dining room with feature window, fitted kitchen/breakfast room, guests WC and large storage cupboard. Upstairs you will find three double bedrooms, with the primary bedroom benefitting from an en-suite shower room and a further family bathroom. There is also an allocated underground parking space provided. Call now to book a viewing.

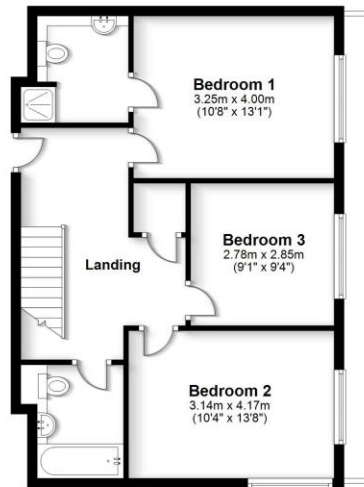


- Three double bedrooms
- Two bathrooms
- Secure underground parking
- Duplex apartment
- Close to transport links
- No upper chain

Third Floor
Approx. 66.3 sq. metres (713.3 sq. feet)



Fourth Floor
Approx. 59.1 sq. metres (635.8 sq. feet)



Total area: approx. 125.3 sq. metres (1349.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings.
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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Kings Langley is the popular and historic village in Hertfordshire sitting 21 miles northwest of Central London and now being part of the London commuter belt. It is around 2 miles south of Hemel Hempstead and 2 miles north of Watford, and having great access to M25. The village boasts many shops, restaurants and activities including football, cricket and Bowls.

Kings Langley train station gives you great access into London Euston taking around 20 minutes on the fast train. The village is up and coming but still gives the traditional village feel.

Watford town centre is about 15 minutes away offering many shops and restaurants including the intu centre that is currently being improved with a cinema and a vast amount of restaurants.

Local Authority: Three Rivers District Council
 Council Tax: Band E
 Approximate floor area: 1349.1 sq ft
 Tenure: Leasehold

Nearest Station: 0.4 miles to Kings Langley
 Distance to Town Centre: 0.7 miles to Kings Langley
 Nearest Motorway: 1 mile to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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