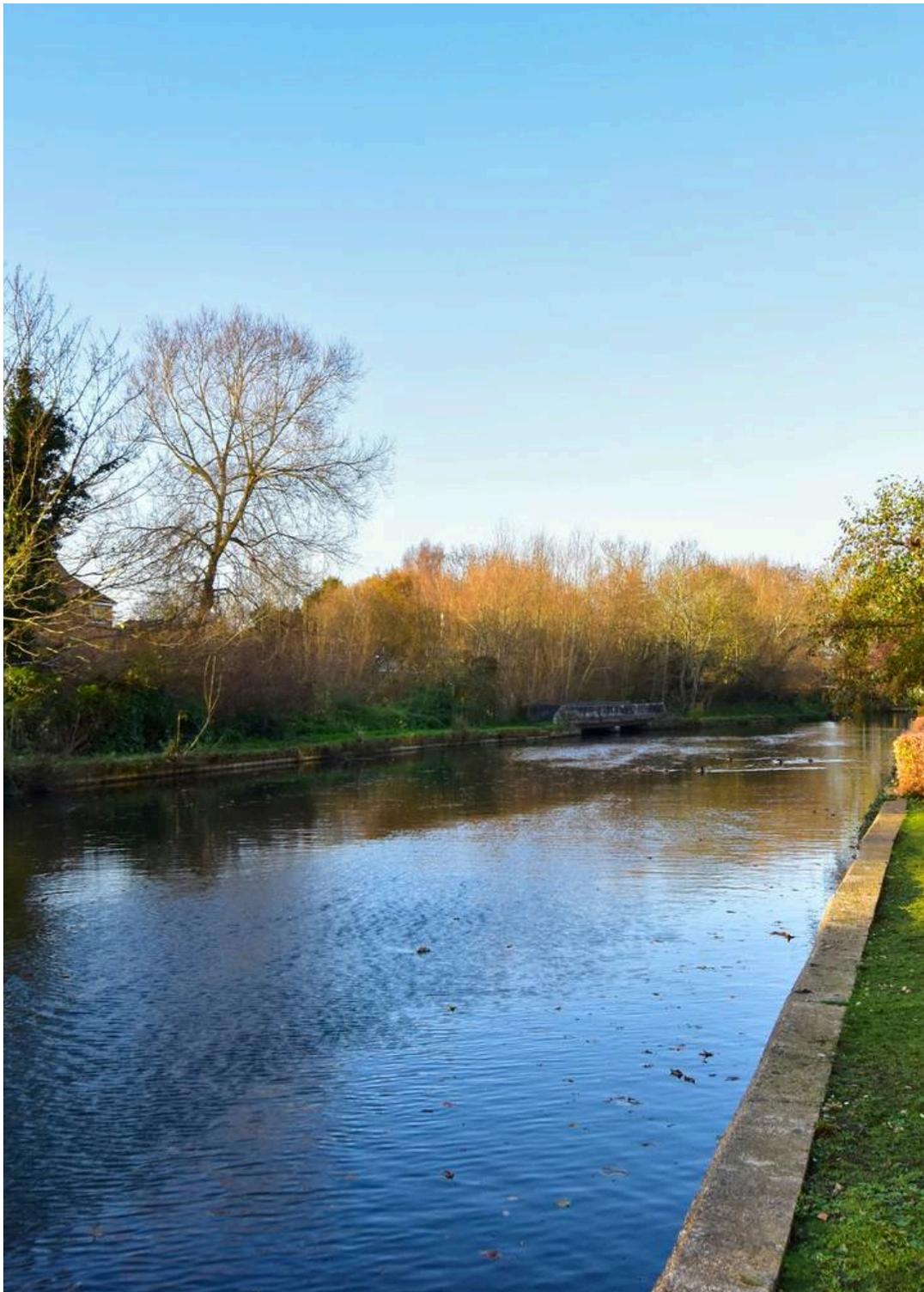




Ovaltine Court, Ovaltine Drive, Kings Langley
£295,000

proffitt
& holt





Ovaltine Court

Ovaltine Drive, Kings Langley

Proffitt and Holt are delighted to present this beautifully redesigned two-bedroom, two-bathroom apartment, set within a striking Art Deco canal-side building, just moments from Kings Langley Station with direct trains to London Euston in under 25 minutes.

Housed in a former factory with a bold, characterful façade, this apartment has been meticulously refurbished by the current owners to offer a stylish and contemporary interior throughout. Inside, every element has been carefully considered, with a palette of natural materials and premium design finishes.

The bright, open-plan kitchen and living area opens onto a Juliette balcony via newly fitted full-height doors, filling the space with natural light. The kitchen is thoughtfully designed and features a Caesarstone worktop, granite sink, and brand-new integrated appliances, complemented by elegant cabinetry and clean, modern lines. The apartment offers two double bedrooms, with the generous principal bedroom benefiting from fitted wardrobes and its own stylish en-suite, complete with a walk-in shower and floating vanity. In addition, there is a family bathroom featuring a bath with overhead shower and refined, boutique-style detailing. Both bathrooms are finished with Moroccan Zellige tiles, stone basins, and brushed stainless steel Nosa brassware, delivering a cohesive and luxurious feel.

Engineered oak flooring runs throughout the living spaces, providing warmth and a natural, high-quality finish. The electrics have been upgraded throughout (EICR certified), and the home features new smart electric radiators, with Tala and Corston lighting and smoked bronze sockets and switches subtly elevating the interior with considered, design-led accents.

Externally, residents enjoy peaceful communal gardens, a central courtyard with canal views, and secure underground parking.



Ovaltine Court, Ovaltine Drive, Kings Langley



Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Fully Refurbished Throughout With Design-Led Detailing
- Contemporary Kitchen With Brand New Integrated Appliances
- Two Double Bedrooms, Including A Generous Master With En-Suite
- Built-In Bedroom Storage
- Brand New Electrics And Double Glazing
- Short Walk To Kings Langley Train Station
- Allocated Parking In Secure Underground Car Park
- Bike Storage, Visitor Parking, And EV Charging
- Popular Canal-Side Development



For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Second Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

