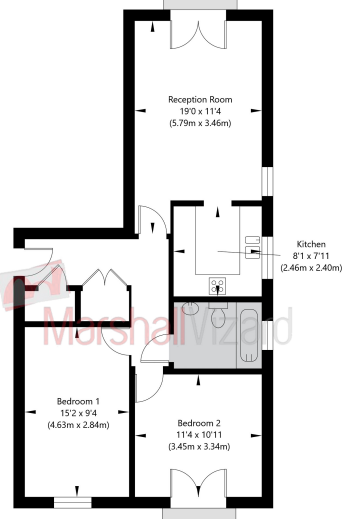




Ovaltine Drive, Kings Langley, WD4 8SG

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX: 65.74 SQ M / 708 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 65.74 SQ M / 708 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	82
(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	



This two double bedroom, first floor, purpose built apartment, has no upper chain, allocated parking and is on the iconic Ovaltine development, a short walk to Kings Langley High Street and Station.

The apartment comprises an entrance hall, two double bedrooms, bathroom, a lounge/diner and kitchen. Outside are well maintained communal grounds, adjacent to the Grand Union Canal, and allocated parking.

Lease 125 years from 2006 Service Charge £2131.20pa Ground Rent £100pa

Council Tax band C £2,098.54

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Carpeted, entryphone system, two ceiling lights, two storage cupboards.

Reception Room

3.46m x 5.79m (11' 4" x 19' 0") Carpeted, ceiling light, Juliet balcony, electric wall heater, window to side aspect.

Kitchen

2.40m x 2.46m (7' 10" x 8' 1") Vinyl tile effect flooring, part tiled walls, range of Beech coloured wall and base level units, ample work top space, sink/drain, integrated electric hob/oven and extractor hood, space for fridge freezer and washing machine, window to side aspect.

Bedroom One

2.84m x 4.63m (9' 4" x 15' 2") Carpeted, ceiling light, electric wall heater, window to front aspect.

Bedroom Two

3.34m x 3.45m (10' 11" x 11' 4") Carpeted, ceiling light, Juliet balcony, electric wall heater, window to front aspect.

Bathroom

Tiled flooring, part tiled walls, hand wash basin, low level W/C, panel bath with mixer taps and shower attachment, extractor fan.