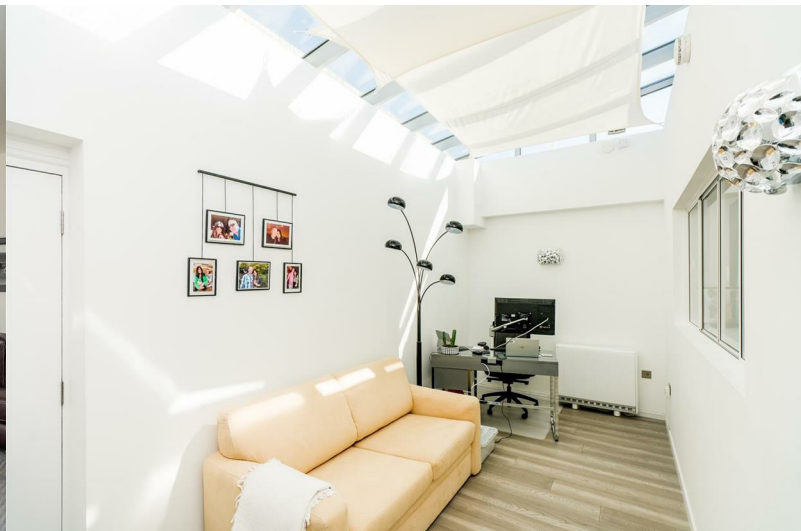




210 Ovaltine Court

Ovaltine Drive, Kings Langley, WD4 8GX

Guide Price £435,000



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Open Estates are delighted to present to the market a rarely available TWO DOUBLE BEDROOM PENTHOUSE APARTMENT with large balcony, located in the historic Ovaltine Building in Kings Langley. At almost 1500 sq. ft total, with stunning canal and scenic views, the apartment offers modern and spacious living, complemented by character and charm. It has been decorated to a high standard and provides a living space unoffered by most apartments.

The property:

A beautiful glass roofed Sun Room, currently being utilised as a home office, welcomes you as you enter the property, offering a plethora of natural light. With sliding French doors to the kitchen and separate access to the hall, this room offers a unique entertaining area.

The large and modern Kitchen/Breakfast Room provides space for a kitchen/dining table, in addition to the included breakfast bar. Offering a generous amount of worktop/preparation surface, there is also plenty of cupboard space available in this stylish fitted kitchen.

The Living Room is both bright and spacious, with ample room for a dining area if desired. This room is ideal for entertaining or to simply relax and enjoy the environment. A large sliding door leads to the private balcony, spanning the entire width of the apartment. From here the stunning piazza, canal and hillside views offered can truly be appreciated, as well as providing a fantastic outside space.

Both bedrooms are particularly spacious and light and easily provide space for a king-sized bed and additional furnishings, with the master benefiting from an ensuite shower room with WC. The Family Bathroom was newly installed this year, and has been finished to a high standard.

Very few apartments have the space and features that this home has to offer and an early viewing is highly recommended.

Sun Room

17'11 x 7'4 (5.46m x 2.24m)

Glass roof with removable shade canopy, modern Dimplex Wi-Fi storage heater, engineered wood flooring, four electronically operated windows in roof, double sliding doors to kitchen and glass door to inner hallway.

Kitchen/Breakfast Room

17'4 x 13'8 (5.28m x 4.17m)

Large Kitchen/Breakfast Room with double sliding doors opening to Sun Room and single door to inner hallway, range of wall and base units with complimentary wood effect worktop with breakfast bar and tiled splash backs, dark grey composite sink and drainer with

chrome mixer tap, electric 'Bosch' oven, induction hob with brushed chrome chimney-style extractor fan above, integrated dishwasher, space for washing machine, space for fridge/freezer, air circulation system drawing external air into room, modern Dimplex Wi-Fi storage heater. engineered wood flooring.

Hallway

Leading to all rooms, modern Dimplex Wi-Fi storage heater, two storage cupboards, engineered wood flooring.

Living Room

19'2 x 17'6 (5.84m x 5.33m)

Large living/dining room, engineered wood flooring, modern Dimplex Wi-Fi storage heater, sliding glass door leading to balcony and rear aspect with views over the canal and hills beyond.

Bedroom One

19'8 x 13'5 (5.99m x 4.09m)

Ample space for king size bed and other bedroom furnishings, modern radiator/heater, carpeted throughout, window to rear with views of canal and hills beyond.

Ensuite Shower Room

6'2 x 5'10 (1.88m x 1.78m)

Pedestal mounted hand basin, shower cubicle with wall-mounted controls, raiser with hand held shower, overhead 'Rain' shower, low-level W.C. ceiling-mounted extractor fan, wall-mounted mirror, part tiled walls, tiled flooring.

Bedroom Two

15'4 x 13'6 (4.67m x 4.11m)

Ample space for king sized bed and other bedroom furnishings, air circulation system drawing external air into room, carpeted throughout, modern radiator/heater.

Family Bathroom

7'3 x 5'7 (2.21m x 1.70m)

Newly installed.

P-shaped bath with wall-mounted shower riser and hose with glazed screen, wall-mounted chrome bath and shower controls, floating sink with chrome mixer tap and vanity unit underneath, wall-mounted chrome bath and shower controls, low level W.C. ceiling-mounted extractor fan, wall-mounted heated towel warmer, fully tiled walls and tiled flooring.

Balcony

31'7 x 3'6 (9.63m x 1.07m)

Stretching the width of the apartment and overlooking the communal gardens and canal beyond, fully decked flooring with storage unit/bench.

Secure Underground Parking

The property comes with one (1) allocated parking space located in secure underground gated carpark, additional visitor parking with two permits.

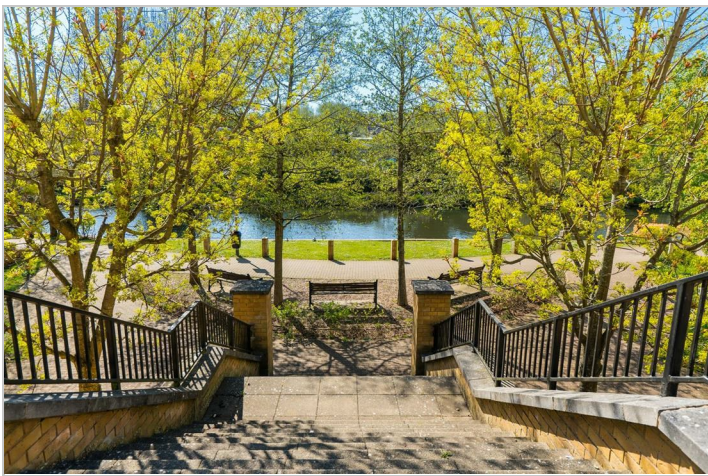
Local Area and Transport

Only five minutes' walk to Kings Langley Train Station, with direct trains into London Euston taking just twenty-five minutes and easy access to both the M1 and M25. Kings Langley High Street, with its numerous independent shops, is also within a 10 minutes walk.

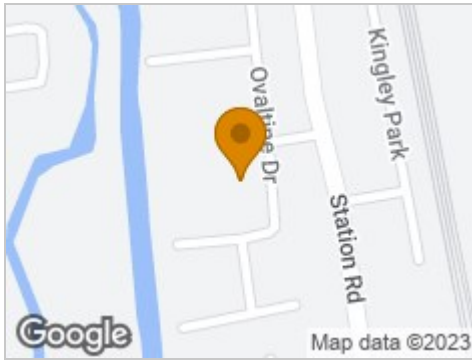
Grounds

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. The building also benefits from lift access to all floors.





Road Map



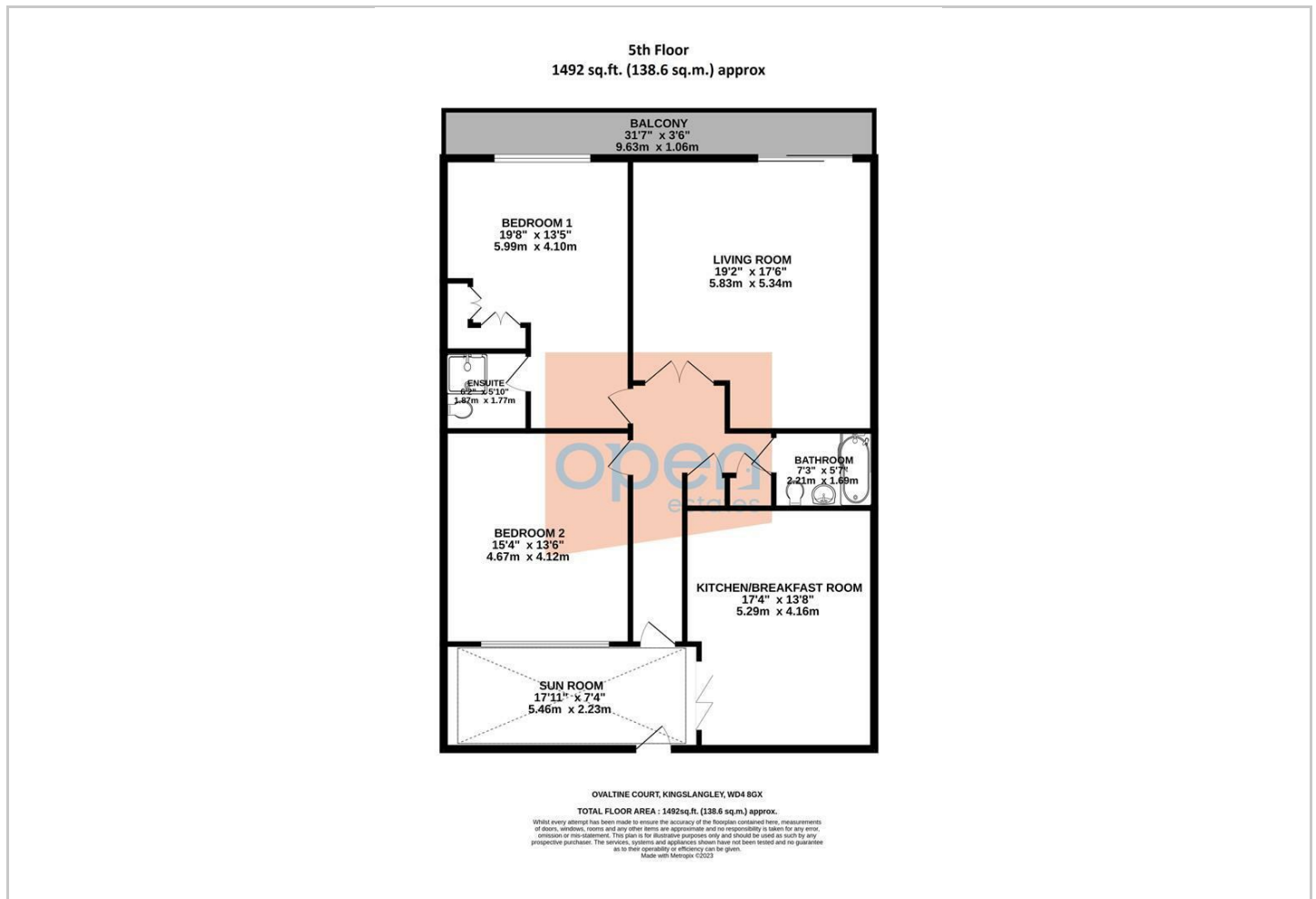
Hybrid Map



Terrain Map



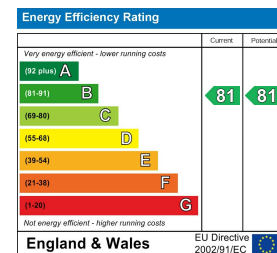
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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