



Ovaltine Court Ovaltine Drive, Kings Langley

In Excess of £300,000

proffitt
& holt





Ovaltine Court

Ovaltine Drive, Kings Langley

Proffitt & Holt are delighted to offer this bright and spacious two double bedroom second-floor apartment, set within the iconic Ovaltine Building, an impressive Art Deco landmark overlooking the Grand Union Canal.

Well presented throughout, the accommodation comprises a large entrance hall, a generous living room enjoying attractive canal views, a separate kitchen, two well-proportioned double bedrooms, an en suite shower room to the principal bedroom, and a separate family bathroom.

Residents of Ovaltine Court benefit from lift access, secure entry, beautifully landscaped communal gardens, an on-site management office and team, and secure underground parking. The property also includes one allocated underground parking space together with two additional unallocated parking permits, providing excellent convenience for residents and visitors alike.

Ideally situated within walking distance of Kings Langley High Street, with its selection of cafés, restaurants and local shops, the property is also conveniently located for Kings Langley mainline station, offering direct services to London Euston in approximately 25 minutes. The nearby M25 and M1 motorways provide excellent road links for commuters.





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

- Two double bedrooms
- Second-floor apartment
- Iconic Art Deco development
- Grand Union Canal views
- Bright and spacious living room
- Separate kitchen
- En suite shower room
- Lift access
- Allocated underground parking and two additional permits





General Information

EPC – Energy Efficiency Rating: B

EPC – Environmental Impact Rating: C

Council Tax Band: E

Tenure: Leasehold

Services

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

For broadband and mobile speeds see:

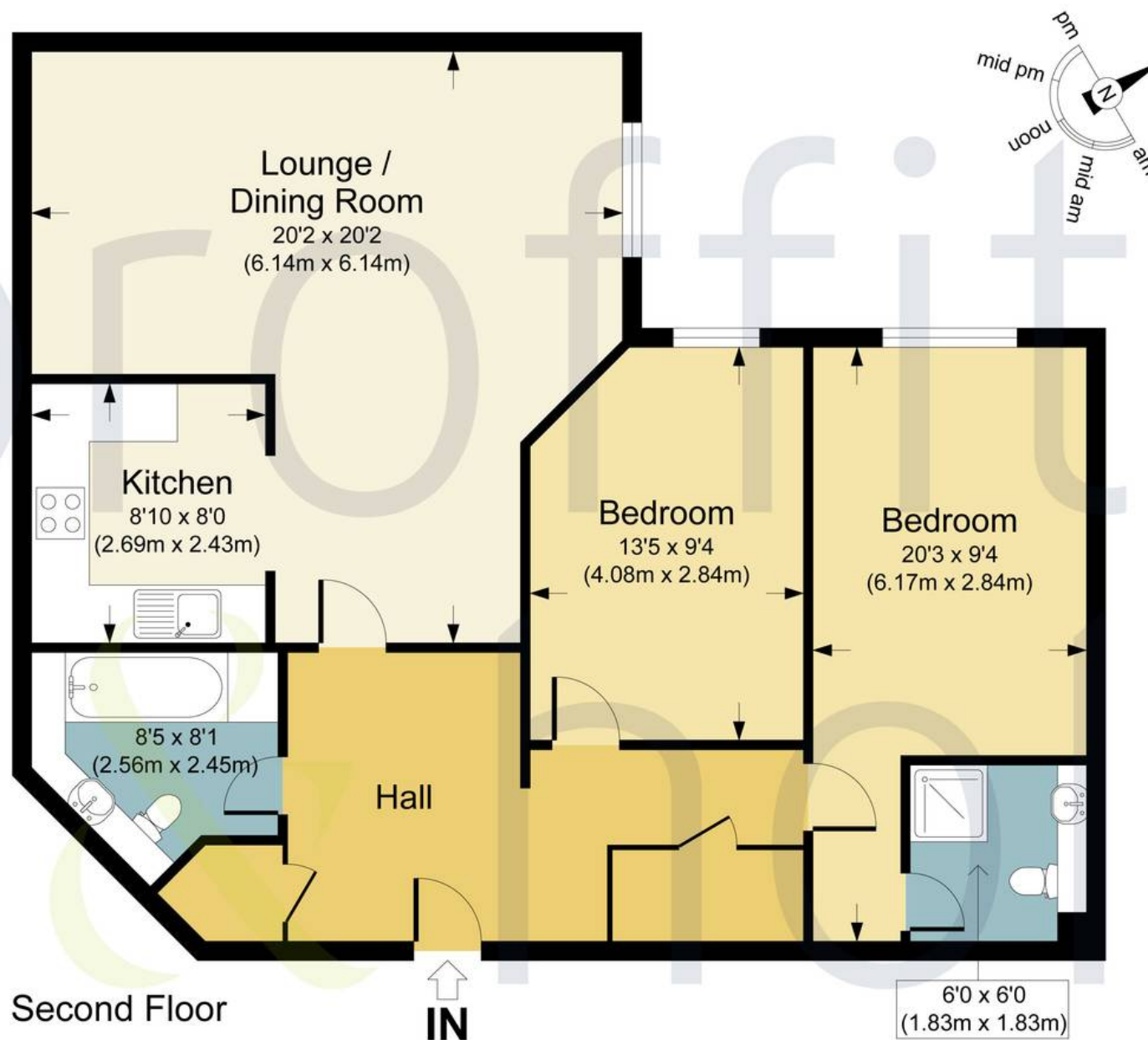
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







OVALTINE COURT, WD4

APPROX. GROSS INTERNAL FLOOR AREA 913.21 SQ FT / 84.84 SQ M.

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