

84 Ovaltine Court, Kings
Langley, Hertfordshire, WD4
8GY

David
Doyle
Sales and Lettings

Price £275,000 Leasehold



Located on this executive canal side development is this 2 double bedroom second floor apartment with an ensuite to the master bedroom and secure allocated parking. The apartment is conveniently located for Kings Langley High Street with its range of shops, amenities, local schools and Kings Langley station with links to London Euston.

The apartment is arranged with an open plan lounge kitchen dining room with a Juliet balcony that overlooks the communal garden, 2 double bedrooms with the master bedroom benefiting from an ensuite shower room, a family bathroom and an entrance hall with two useful storage cupboards. The apartment also benefits from a secure allocated parking space, while the development also offers further visitors parking spaces, a lift, two communal children play parks and well kept communal gardens.

Viewing is a must.

NO UPPER CHAIN.

A spacious 2 double bedroom apartment located on this sought after canal side development

Convenient for local amenities and Kings Langley station

Open plan lounge kitchen dining room with a Juliet balcony

Ensuite to the master bedroom

Family bathroom

Entrance hallway with two useful storage cupboards

Secure allocated parking

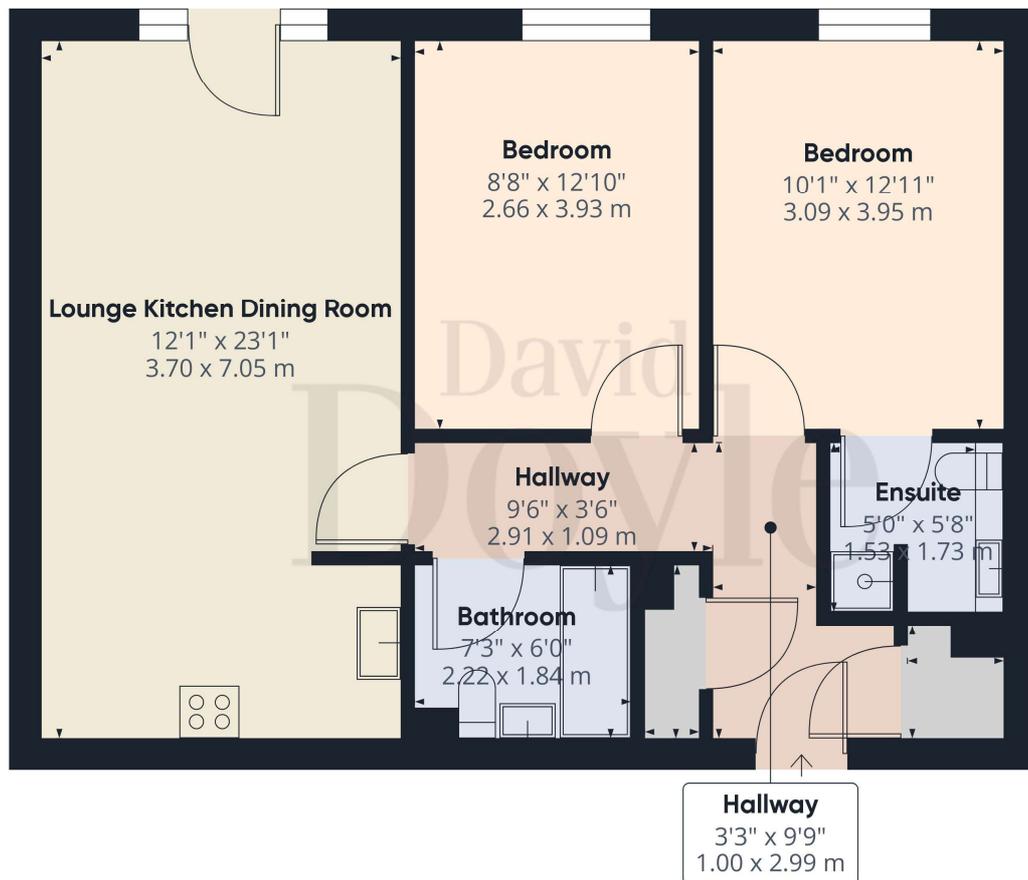
Communal gardens

Viewing is a MUST

NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold



Approximate total area^m
699.55 ft²
64.99 m²

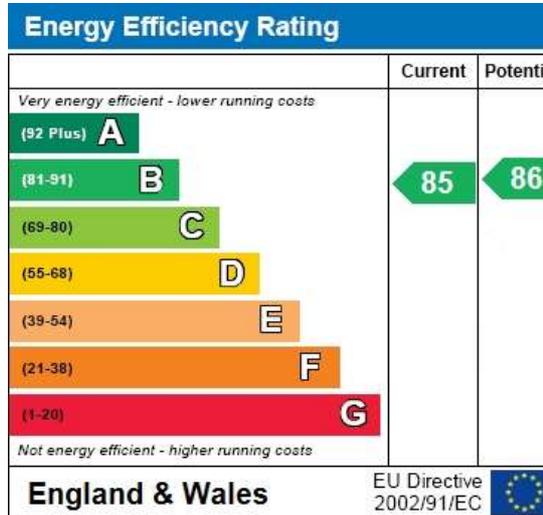
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2007
Council Tax Band	D
This year council tax charge	not sure
Tenure	Leasehold
Remaining Lease Length	100
Ground Rent	510.48
Next ground rent review date	Annual
Method of review/price increase	Annual
Service charge this year	3566.54
Name of management company	Neil Douglas
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Poured Concrete
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	economy 7
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Allocated Parking

Please state any costs per annum for parking	part of service charge
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	Yes
is the property under 11 meters high?	Yes
Are you aware of any works required to the block?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	Yes
If yes please give details of the adaptations	lift access
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.