



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



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£1,450 PCM



Description:

Kings Langley Estates are delighted to offer this well-presented larger than average two-bedroom second-floor apartment situated within close proximity to the local Village High Street, mainline station with access to Central London. The property has views overlooking the Grand Union Canal and comprises: Entrance hallway, two double bedrooms, two bathrooms (one en-suite), lounge/dining room, separate kitchen and allocated underground parking for one car along with visitors parking. Online viewings through the appointed Sole Agent.

- Second floor apartment
- Two bedrooms
- Two bathrooms
- Living room/dining room
- Unfurnished

Additional Information:

Location: Within easy access to local amenities.

Viewings;

By appointment only, via Kings Langley Estates - Call 01923 947373

"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	83	84
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



David Freeman
Director







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ESTATES**

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