Clements estate agents









Ovaltine Drive, Kings Langley, WD4 8GZ

£260,000

MODERN METHOD OF SALE. Situated in the sought after Ovaltine Development is this spacious and well presented purpose built apartment. Boasting THREE DOUBLE BEDROOMs, en suite to master bedroom, 23'2 open plan living room/kitchen with doors to courtyard, modern fitted kitchen, newly installed double glazing, private patio and allocated parking. Located in Kings Langley and close to the village centre, Kings Langley Station and the M1, M25 and A41 road links.

Communal Hallway
Stairs and lifts to all floors.

Entrance Hall
Door to front, two spacious storage cupboards and wood flooring.

Open Plan Living Room/Kitchen 23'2 x 11'6 (7.06m x 3.51m)



Double glazed french doors to courtyard, electric storage heater, TV point and wood flooring.

Living area



Kitchen area



Fitted Kitchen
Modern fitted kitchen with wall and base units with work surfaces to compliment, electric hob with cooker hood, electric oven, plumbing for washing machine and dishwasher, tiled splashbacks and integrated fridge/freezer.

Bedroom One 16'7 x 10'4 (5.05m x 3.15m)



Double glazed window, wood flooring and electric storage heater.

En Suite



Shower cubicle, wash hand basin, low level WC, extractor fan, tiled walls and heated towel rail.

Bedroom Two 12'6 x 9'9 (3.81m x 2.97m)



Double glazed window, wood flooring and electric storage heater.

Bedroom Three 12'7 x 8'2 (3.84m x 2.49m)



Double glazed window, wood flooring and electric storage heater.

Bathroom



Bath with mixer taps and shower over, wash hand basin, low level wc, heated towel rail, extractor fan, and fully tiled walls and flooring.

Patio Area



Allocated Parking
One allocated parking space and substantial visitor parking.

Outside




Auctioneers Comments

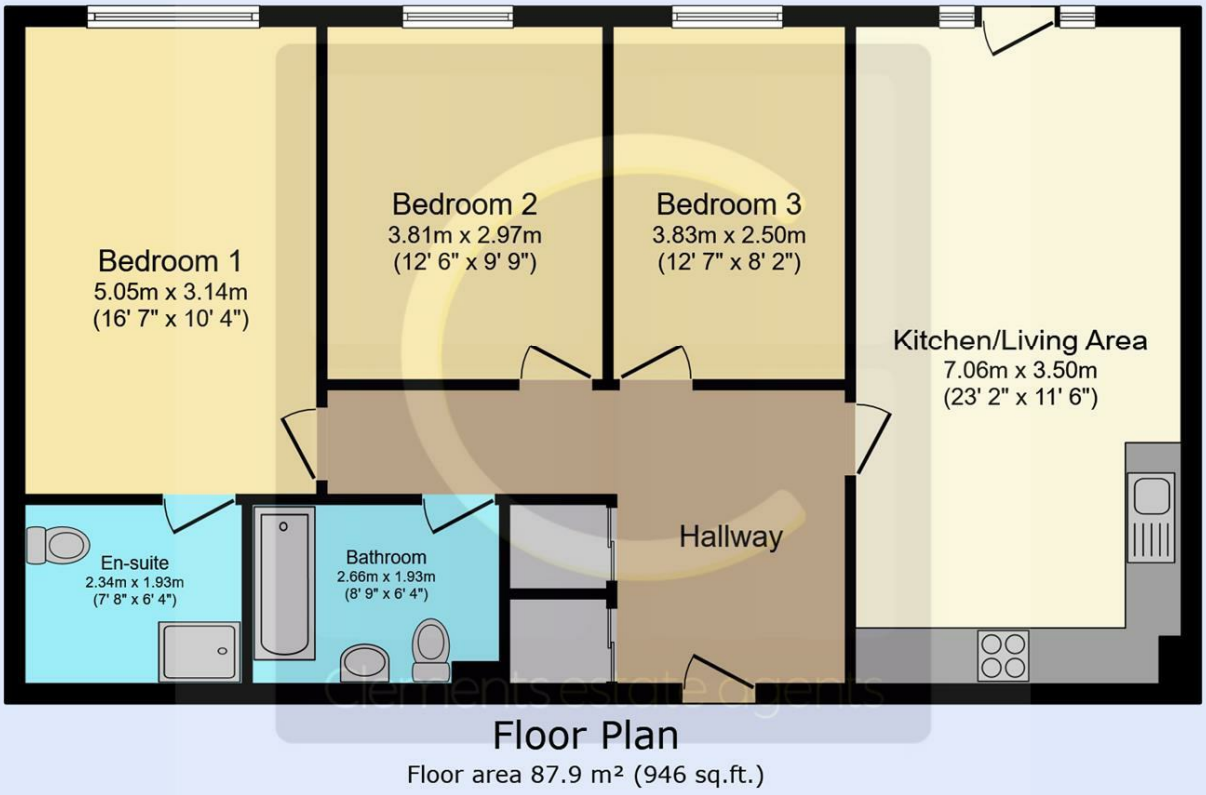
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for the stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

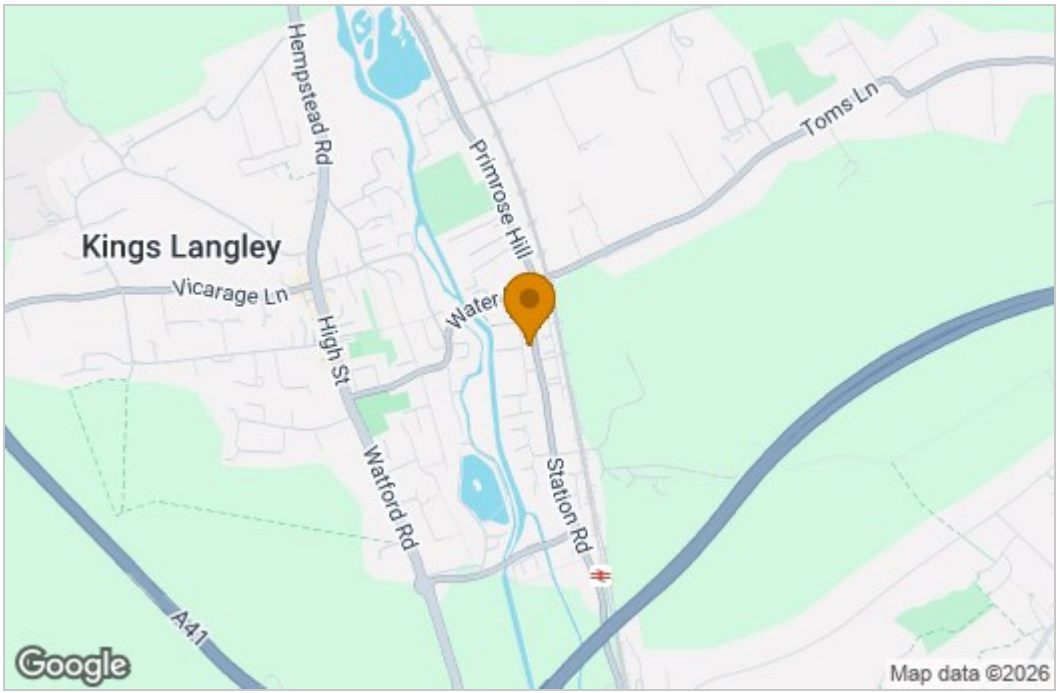
Floor Plan



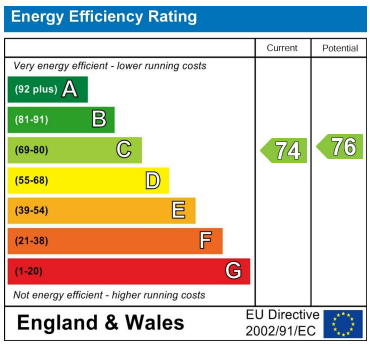
TOTAL: 87.9 m² (946 sq.ft.)

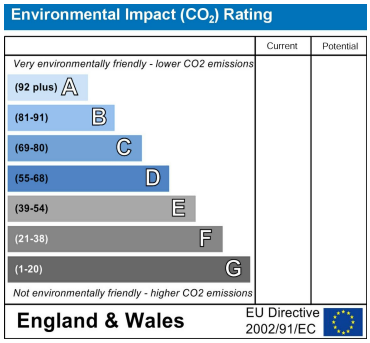
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





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