



Stephenson Wharf, Apsley, HP3 9WY
Asking price £295,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

An impressive, two bedroom, two bathroom first floor apartment with accommodation spanning JUST UNDER 900 SQFT situated on Stephenson's Wharf part of the Apsley Lock development. The layout comprises an entrance hallway, SPACIOUS 23FT living/dining room, kitchen, principal bedroom with EN SUITE shower room, second bedroom and a family bathroom. Externally the property benefits from permit parking for TWO CARS. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

Front Door

Entrance Hallway

Wood effect flooring. Store cupboard. Radiator. Telephone entry system. Access to the living room, both bedrooms and the family bathroom.

Living/Dining Room

Double glazed window. Radiator. Wood effect flooring. Double doors leading to the kitchen.

Kitchen

Fitted with a range of eye and base level units with work surfaces over. One and a half bowl sink and drainer unit with mixer tap. Integrated oven, microwave, fridge, freezer and hob with extractor over. Free standing dishwasher and washing machine. Tiling to splash back areas. Tiled flooring.

Principal Bedroom

Two double glazed windows with views over the marina. Wood effect flooring. Built in wardrobe and chest of drawers. Radiator. Access to the en suite shower room.

En Suite Shower Room

Fitted with a three piece suite to include a shower cubicle, low level w/c and an inset wash hand basin with mixer tap. Radiator. Partially tiled walls. Tiled floor. Shaver point. Extractor fan.

Bedroom Two

Double glazed window. Fitted with a range of bedroom furniture. Wood effect flooring. Radiator.

Family Bathroom

Fitted with a three piece white suite to include a panel enclosed bath with shower attachment and glass shower screen, low level w/c and an inset wash hand basin with mixer tap. Partially tiled walls. Tiled floor. Radiator. Extractor fan. Shaver point.

Externally

The property includes permit parking for two cars.

Lease & Charges

The owners have advised that the property has approximately 101 years remaining on a 125 year leasehold. The owners have also advised that the property is subject to ground rent charges of £150 per year and service charges in the region of £1125.78 every 12 months and a reserve fund payment of £630.84 per year. This information should be verified with a solicitor prior to any exchange of contracts.

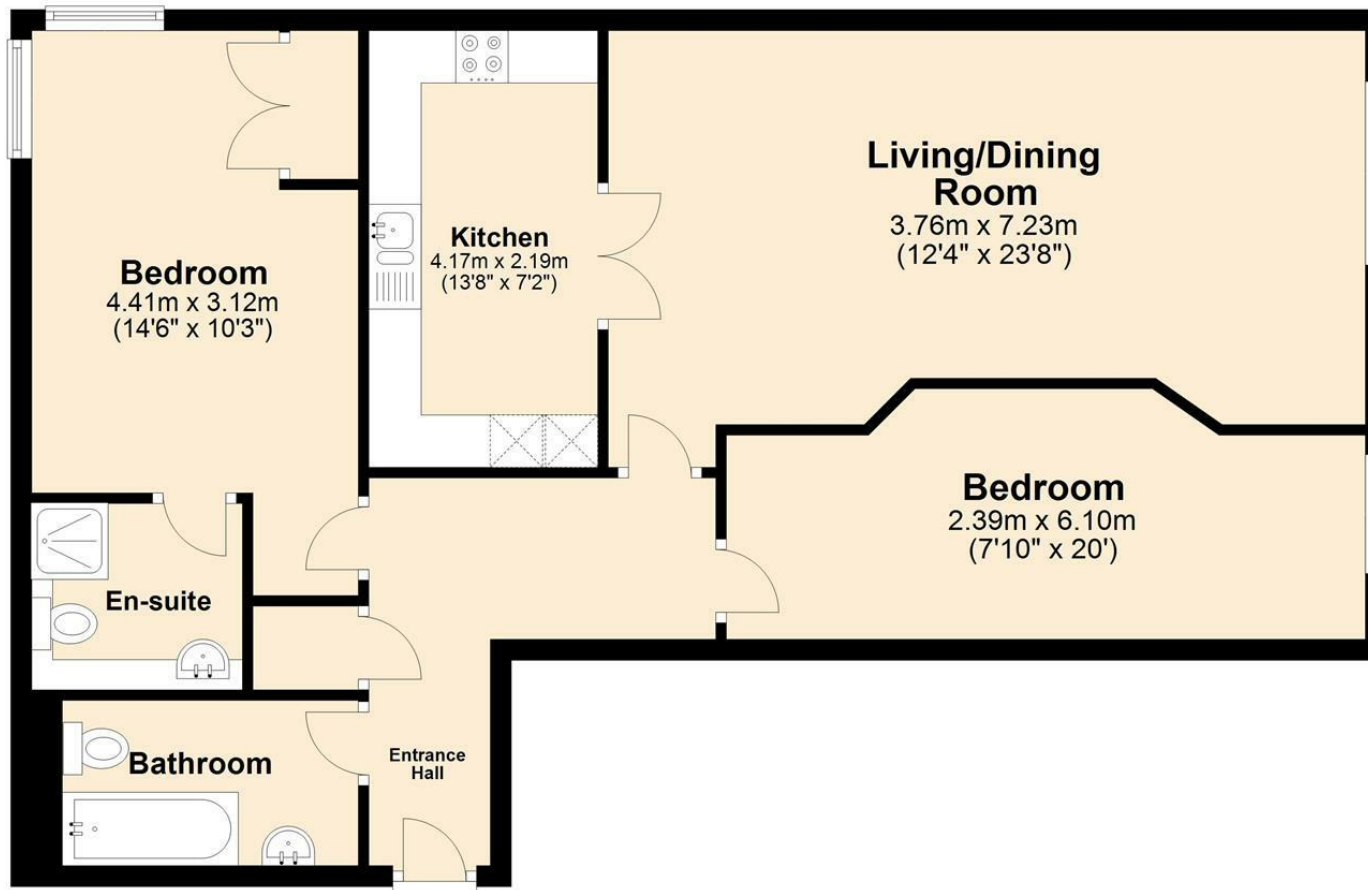


Sears & Co

www.searsandco.co.uk call: 01442 254 100

First Floor

Approx. 83.4 sq. metres (897.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

