





**Guide Price**  
**£220,000**

Situated a short distance away from the grand union canal with stunning views overlooking Wendover woods and close the local amenities of Aston Clinton such as shops, pubs and local park, this well presented one bedroom first floor apartment is welcomed to the market offering open plan lounge/kitchen, bathroom, communal parking and gardens and has no onward chain.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, storage cupboard, intercom unit.

## **LOUNGE**

Double glaze window to rear aspect. Radiator, opening to:

## **KITCHEN**

Double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, single bowl sink with mixer tap and drainer, gas hob and oven, integrated fridge freezer, integrated washing machine, cupboard housing combi boiler.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

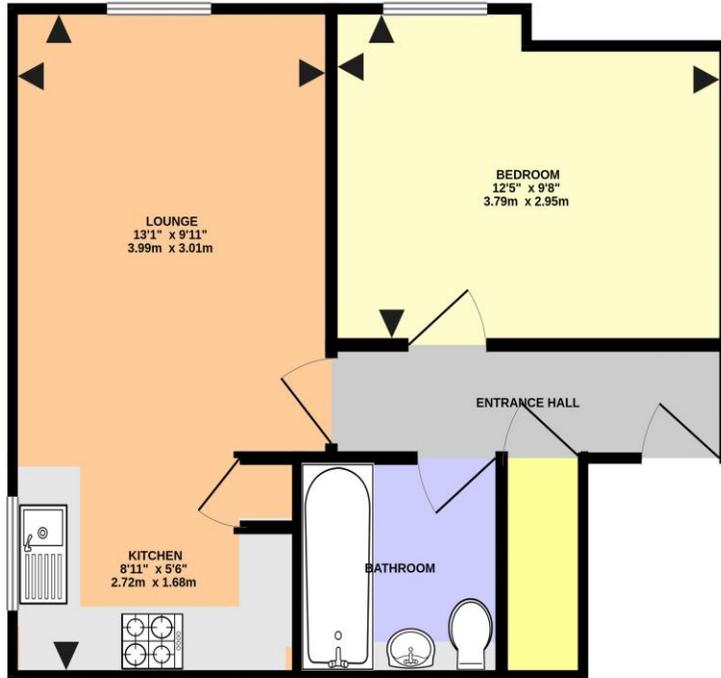
Low level WC, wash hand basin with storage unit, panelled bath with shower over, part tiled walls, heated towel rail, extractor fan.

## **OUTSIDE**

## **PARKING**

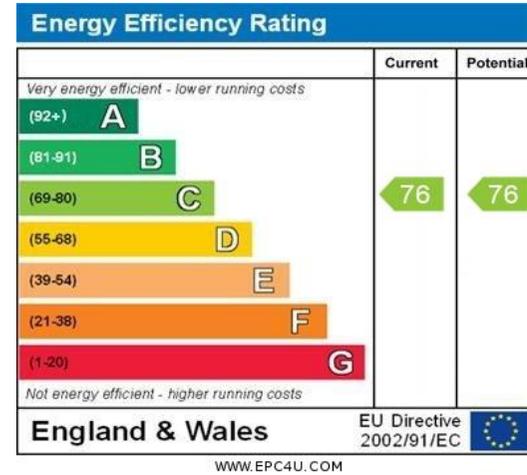
Communal parking to rear of property.

## **COMMUNAL GARDENS**



BEECHWOOD COURT, ASTON CLINTON HP22 5LQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 398 sq.ft. (37.0 sq.m.) approx.  
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