





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

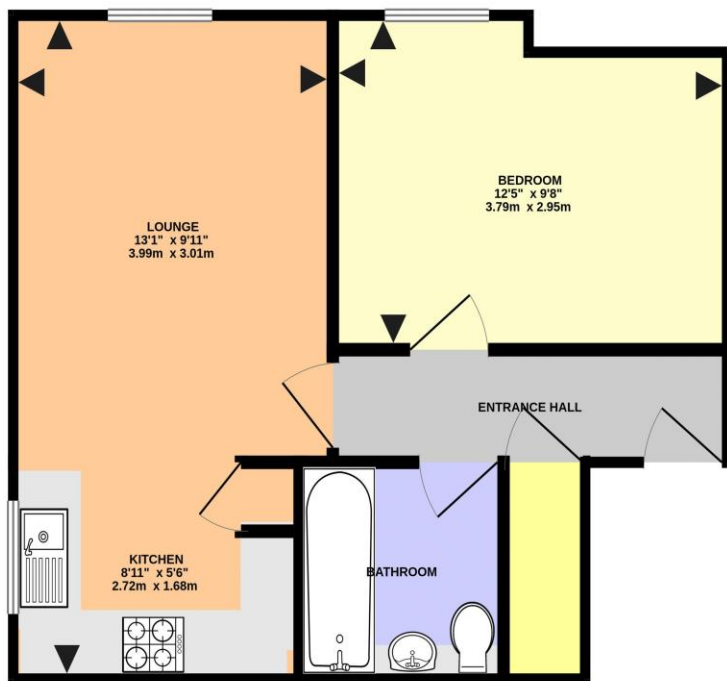
Low level WC, wash hand basin with storage unit, panelled bath with shower over, part tiled walls, heated towel rail, extractor fan.

OUTSIDE

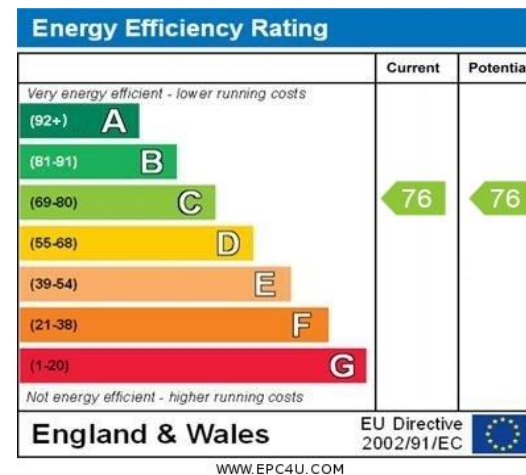
PARKING

Communal parking to rear of property.

COMMUNAL GARDENS



TOTAL FLOOR AREA: 398 sq.ft. (37.0 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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