







**£250,000**

Set in a prime location by the Grand Union Canal in a quiet corner of this sought after development, this beautifully presented one bedroom apartment briefly comprises open plan living space including modern fully fitted kitchen, double bedroom and a stunning bathroom with bath and separate shower. The property also benefits from a private terrace with direct access on to the beautifully landscaped communal gardens and an allocated parking space in the secure undercroft car park.

# Property Description

## **COMMUNAL ENTRANCE**

Secure entry system leading to hall with lift and stairs.

## **ENTRANCE**

Front door to:

## **ENTRANCE HALL**

Electric radiator, storage cupboard with plumbing for washing machine, doors to all rooms.

## **KITCHEN/LOUNGE/DINING ROOM**

Double glazed sliding doors to terrace, with access to communal gardens. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, built-in fridge freezer, built-in oven and electric hob with extractor fan over.

## **BEDROOM ONE**

Double glazed window to terrace. Electric radiator.

## **BATHROOM**

Low level WC, wash hand basin, panelled bath, separate shower, heated towel rail, extractor fan, spotlights to ceiling.

## **OUTSIDE**

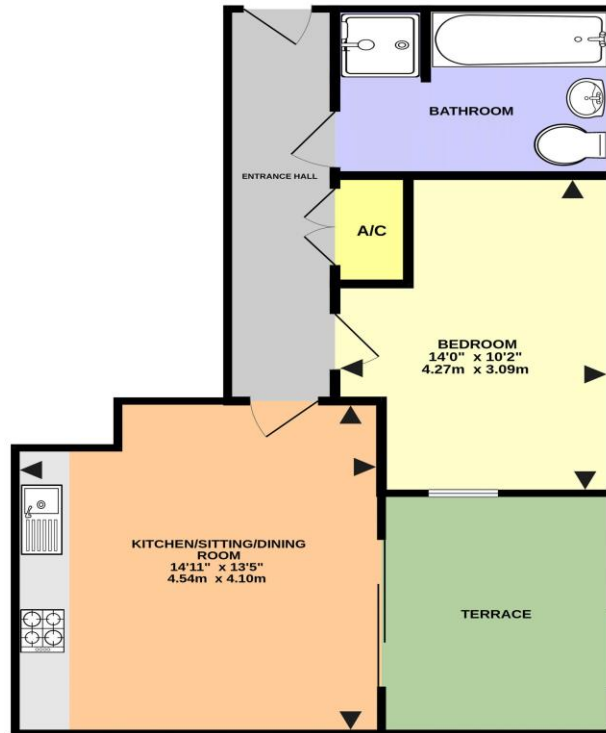
## **PARKING**

One allocated parking space.

## **REAR GARDEN**

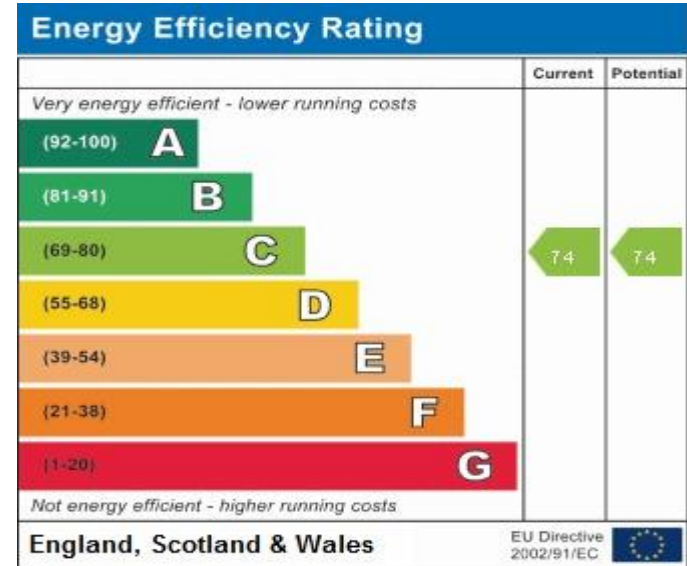
Mainly laid to patio with shingled pathway to communal seating area, raised flower and shrub beds.

GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



HARRISON HOUSE, NASH MILLS, HP3 9DH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.  
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