





£254,000

Set in the ever popular Apsley Lock development just a short walk from The Marina and Apsley Train Station, this well presented first floor two bedroom apartment briefly comprises Lounge/Dining Room, Kitchen, Main Bedroom with Ensuite and Family Bathroom.

Property Description

COMMUNAL ENTRANCE

Secure communal door to hallway, stairs rising to first floor.

ENTRANCE

Door to:

ENTRANCE HALL

Doors to all rooms, airing cupboard housing hot water cylinder.

LOUNGE/DINING ROOM

Two double glazed windows to rear aspect. Electric radiator, door to kitchen.

KITCHEN

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, integrated electric oven and hob with extractor hob over, space for washing machine and fridge freezer.

BEDROOM ONE

Three double glazed windows to rear aspect. Electric radiator, door to en-suite.

EN-SUITE

Low level WC with concealed cistern, pedestal wash hand basin, shower unit with electric shower and tiled walls, extractor fan.

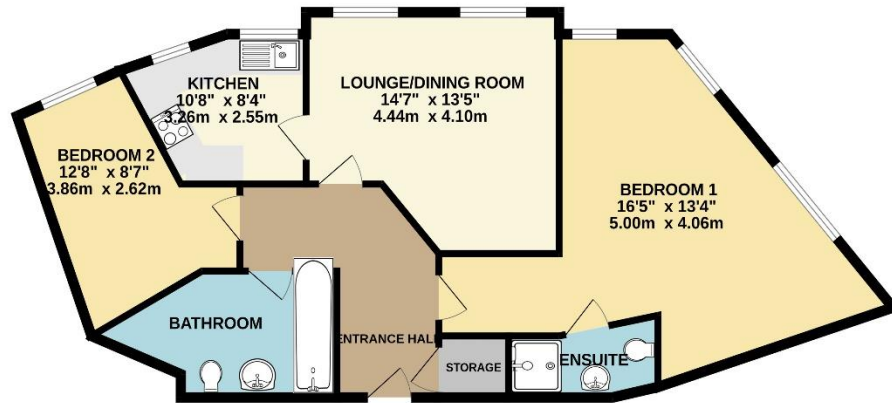
BEDROOM TWO

Double glazed window to rear aspect. Electric radiator.

BATHROOM

Low level WC with concealed cistern, panelled bath, wash hand basin, part tiled walls, extractor fan.

FIRST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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