





**Offers in Excess of
£274,000**

Set in the hugely popular Apsley Lock development overlooking the marina, only a short walk from Apsley mainline station and close to local amenities, this two bedroom first floor apartment is offered to the market with NO ONWARD CHAIN. Briefly comprising an open plan kitchen/living room, balcony, two generous size bedrooms, the master benefitting from an ensuite, and family bathroom.

Property Description

COMMUNAL ENTRANCE

Secure communal door to inner hallway with stairs leading to first floor landing.

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, built-in cupboard, security intercom, airing cupboard.

LIVING ROOM

Double glazed window. TV point, radiator, door to balcony, opens to kitchen.

KITCHEN

Fitted with a range of floor and wall-mounted units with work surface over, integrated dishwasher, integrated washing machine, built-in oven & hob with extractor hood, sink and drainer unit with mixer, part tiled walls, tiled floor, inset spotlights.

BEDROOM ONE

Double glazed window. Radiator, door to en-suite.

EN-SUITE

Panelled bath, low level WC, wash hand basin, part tiled walls, shaver point, radiator, tiled floor.

BEDROOM TWO

Double glazed window, radiator.

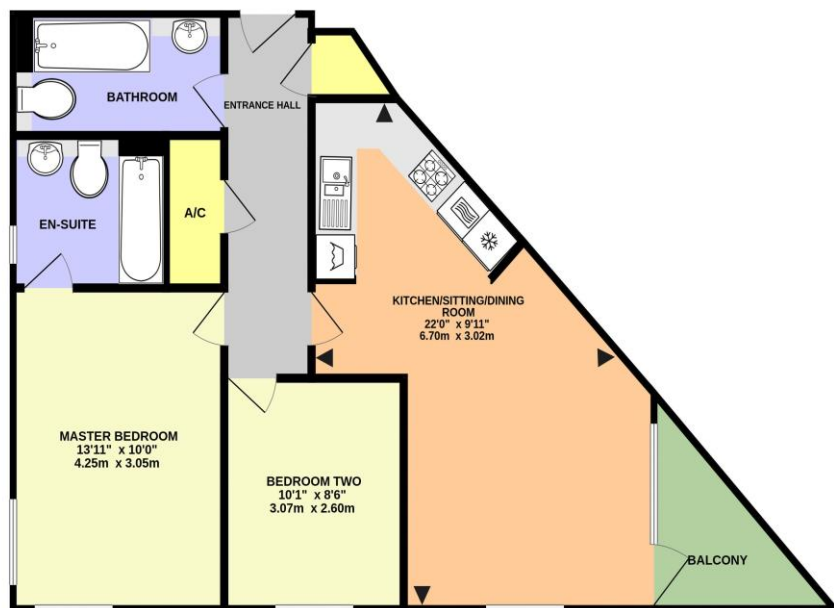
BATHROOM

Low level WC, wash hand basin, panelled bath with shower attachment, tiled floor, part tiled walls, extractor fan, inset spotlights, radiator.

OUTSIDE

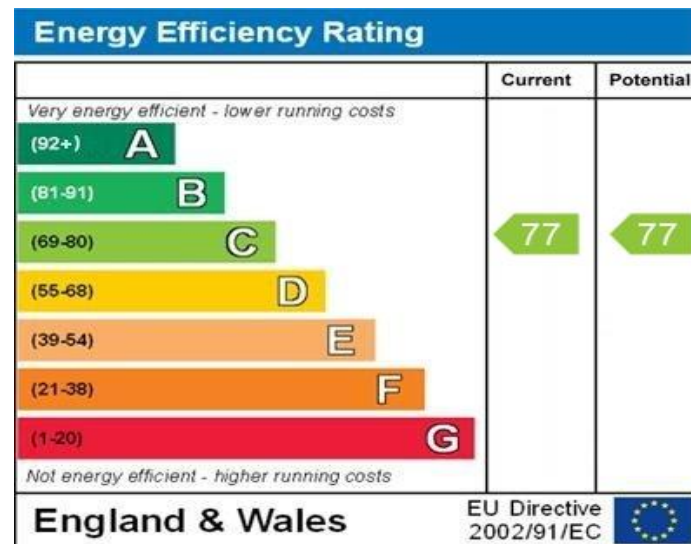
PARKING

Residents permit parking.



EVANS WHARF, APSLEY HP3 9WU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
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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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