



View of block





**£310,000**

Set in the hugely popular development overlooking the Apsley Marina, only a short walk from Apsley mainline station and close to a host of local amenities, this two bedroom ground floor apartment is offered to the market with NO ONWARD CHAIN. Briefly comprising lounge/dining room, separate kitchen, ensuite shower room and family bathroom.

# Property Description

## COMMUNAL ENTRANCE

### ENTRANCE

Door to:

### ENTRANCE HALL

Radiator, intercom system, glazed double doors to lounge/dining room, doors to bedrooms and bathroom.

### LOUNGE/DINING ROOM

Double glazed window to rear aspect. Radiator, door to kitchen.

### KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, sink with drainer, integrated oven and microwave, gas hob with extractor fan over, integrated washer dryer, integrated dishwasher, spotlights.

## BEDROOM ONE

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

### EN-SUITE

Re-fitted with low level WC, wash hand basin, shower unit with folding screen door, extractor fan, spotlights, part tiled walls.

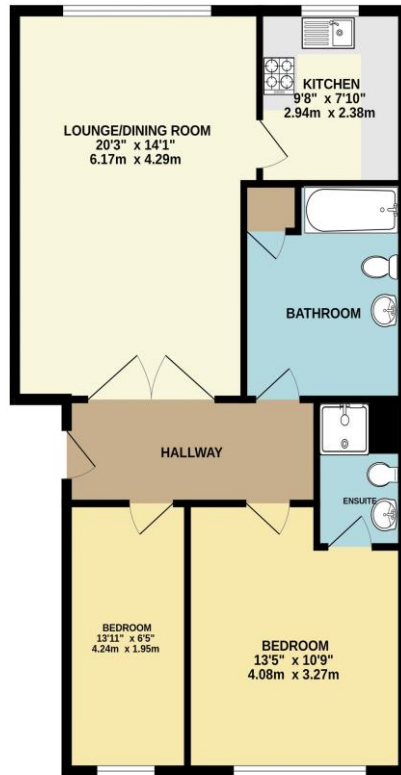
## BEDROOM TWO

Double glazed window to front aspect. Radiator.

### BATHROOM

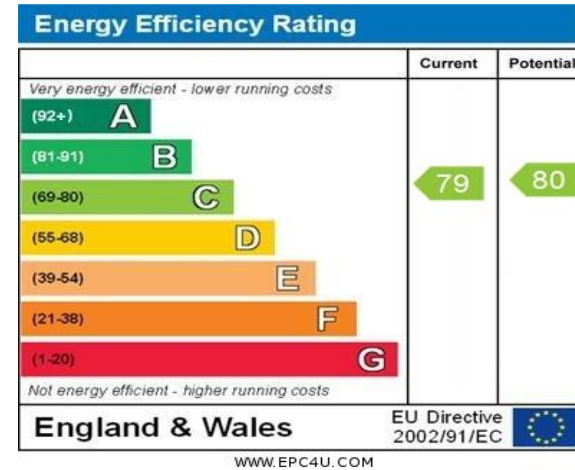
Low level WC, wash hand basin, panelled bath with shower over, storage cupboard, tiled walls and floor, radiator.

GROUND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 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 misstatement. 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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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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