













£240,000

Ideally positioned alongside the River Ouzel this spacious two bedroom duplex apartment is within walking distance to all local amenities with an accommodation comprising lounge/diner, kitchen/breakfast room, family bathroom, additional downstairs W.C and allocated parking.

# **Property Description**

## **ENTRANCE**

Door to:

# **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard housing water cylinder.

# **CLOAKROOM**

Low level WC, part tiled walls, corner pedestal wash hand basin.

### LOUNGE

Two double glazed sliding doors to rear. Radiator.

# **KITCHEN**

Two double glazed windows to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated washer dryer, stainless steel sink unit with mixer tap and drainer, integrated dishwasher, built-in oven with induction hob and extractor fan over, integrated fridge freezer.

### **BEDROOM ONE**

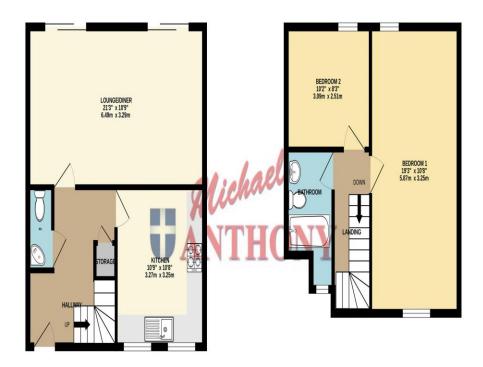
Two skylight windows. Radiator.

# **BEDROOM TWO**

Skylight window.

# **BATHROOM**

Skylight window. Panelled bath with shower attachment over, heated towel rail, low level WC, part tiled walls, pedestal wash hand basin.



#### TOTAL FLOOR AREA: 842 sq.ft. (78.3 sq.m.) approx.

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