



View of block



£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

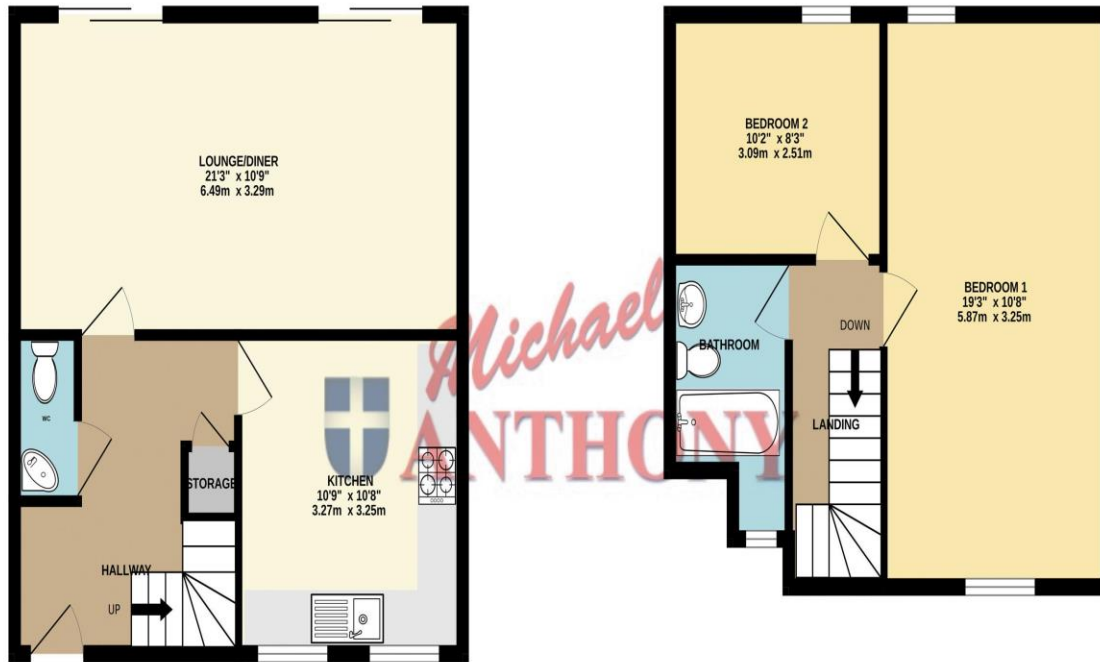
Skylight window.

BATHROOM

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

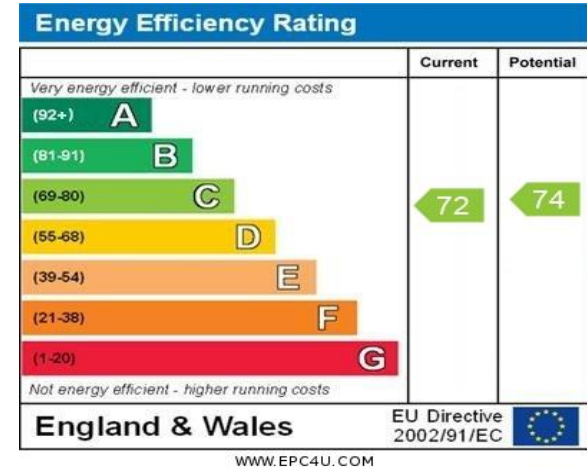
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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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.

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