

# David Doyle

 **MAYFAIR**  
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London Road  
Apsley  
HP3 9GE

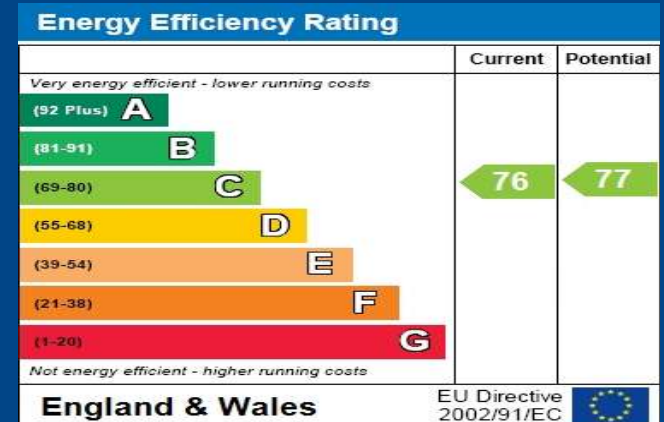
01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

Guide Price £200,000 Leasehold





Space for further photo



Attractive one Bedroom ground floor executive apartment situated in this exclusive modern development close to the Main Line Railway Station serving London Euston and with views towards the Grand Union Canal beyond. Spacious Lounge Dining Room. Fitted Kitchen. Bathroom. Allocated parking. NO UPPER CHAIN.

The property is conveniently situated for the exclusive Apsley Lock Marina with its restaurants and waterside Paper Mill Public House and eatery. 'Apsley village' is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Panelled front door opening to :-

#### **ENTRANCE HALL**

Convactor heater. Shelved airing cupboard. Security entry phone.

#### **LOUNGE DINING ROOM**

Two double glazed windows. Convactor heater.

#### **KITCHEN**

Attractively fitted with a 1½ bowl single drainer stainless steel sink unit with mixer tap and a range of matching `Maple` fronted wall and floor mounted units comprising both cupboards and drawers, and with the benefit of concealed lighting and matching cornices, pelmets, and plinths. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated `Bosch` hob with concealed extractor hood over. Integrated oven and grill. Space and plumbing for automatic washing machine. Double glazed window.

#### **BEDROOM**

Two double glazed windows. Double width built in wardrobe. Convactor heater.

#### **BATHROOM**

Fitted with a three piece suite in white with chrome fitted and comprising a panelled bath with mixer tap, shower attachment and fitted shower curtain, pedestal wash hand basin and low level WC. Colour co-ordinated part tiled walls with decorative border tiling. Heated towel rail. Extractor fan. Shaver point and light.

#### **OUTSIDE**

#### **ALLOCATED PARKING**

With further visitor parking.

#### **H12572**

Please see floorplan for measurements.

David  
Doyle

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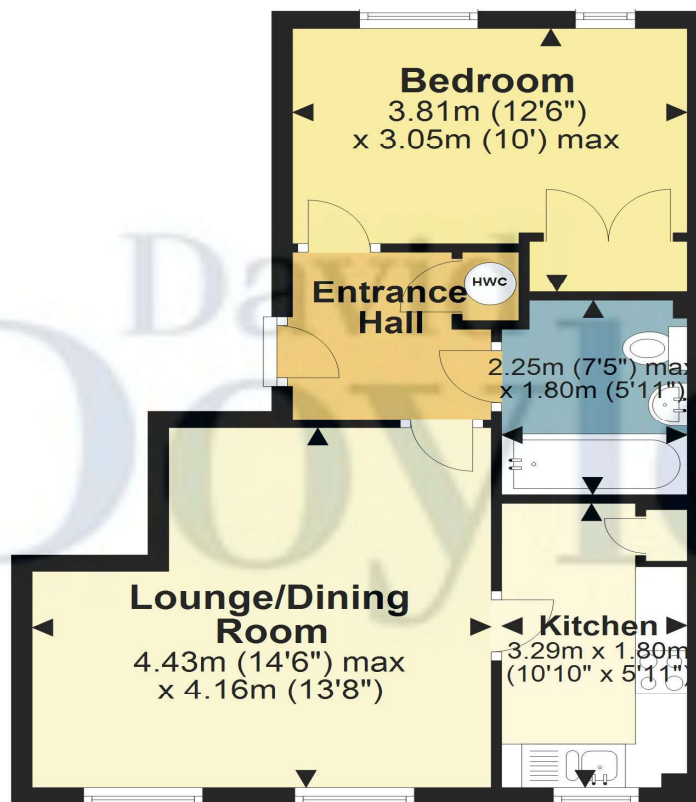


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Call **01442 248671** to arrange a viewing or register an interest

### Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 41.8 sq. metres (449.8 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.

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