Michael ANTHONY

Grover House, The Embankment

Offers in Excess of £300,000 Leasehold




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# Offers in Excess of £300,000

Situated in a highly sought-after location, this stunning two-bedroom apartment in Grover House offers stylish modern living, beautiful canal views and the added benefit of allocated parking. Offered to the market with NO ONWARD CHAIN, making this an ideal opportunity for buyers looking for a straightforward purchase. The property boasts a fantastic open-plan kitchen/diner and lounge, creating the perfect space for both relaxing and entertaining. Beautiful canal views can be enjoyed from the lounge, kitchen/diner and both bedrooms, making this apartment particularly special. The accommodation further comprises two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite, alongside a luxurious main bathroom finished to a high standard. Adding to the appeal is a private balcony, providing the perfect spot to sit back, relax and enjoy the lovely surroundings. Ideally located close to Apsley Train Station, the property is perfectly positioned for commuters, with local amenities and transport links conveniently nearby.

# Property Description

**COMMUNAL ENTRANCE**
Door to entrance hall.

**ENTRANCE HALL**
Intercom, radiator, built in storage cupboard housing water cylinder, doors to lounge/kitchen/diner, bedrooms and bathroom.

**KITCHEN/LOUNGE/DINER**
Range of wall mounted and floor standing units with work surface over, stainless steel single drainer sink with mixer tap, integrated electric oven and hob with extractor over, integrated dishwasher, fridge/freezer, and washing machine, spotlights. LOUNGE AREA - Double glazed windows to side and rear with canal view. Two radiators.

**BEDROOM ONE**
Double glazed window to rear aspect with canal view. Radiator, built in wardrobe, door to en-suite.

**EN-SUITE**
Walk in shower, wash hand basin, low level w.c., tiled walls and floor, spotlights.

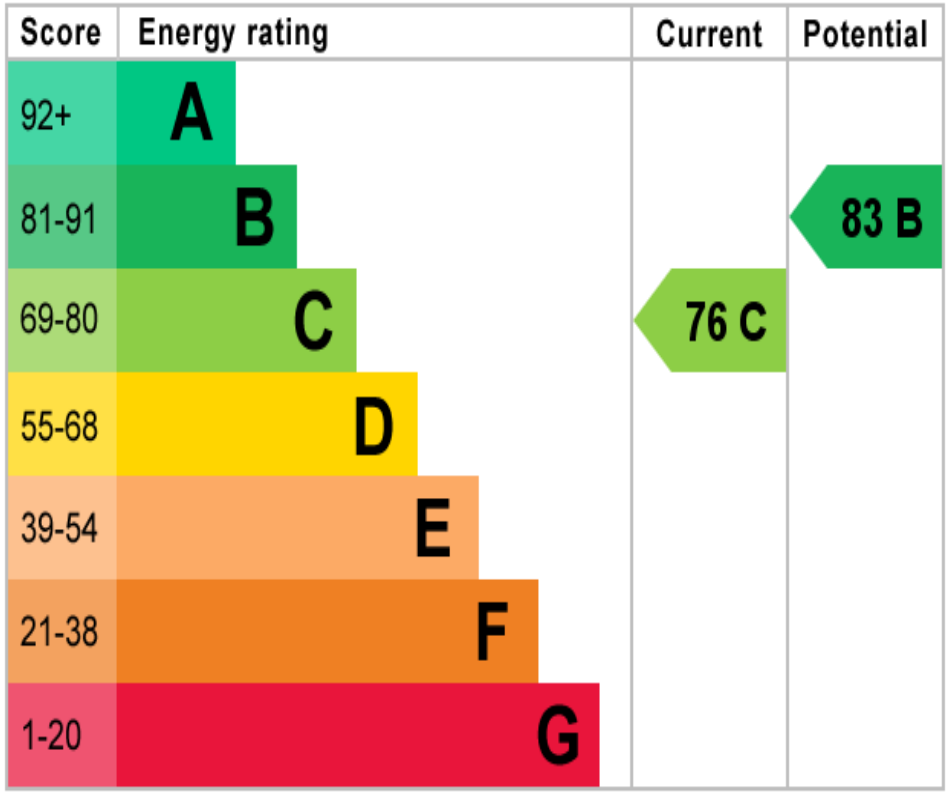
**BEDROOM TWO**
Double glazed window to rear aspect with canal view. Radiator.

**BATHROOM**
Panelled bath with shower over, low level w.c., shaver point, wash hand basin, towel radiator, tiled walls and floor.

**OUTSIDE**

**PARKING**
Allocated parking.




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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