





£235,000

Situated in the highly sought after Apsley Lock, with a host of amenities including cafe's, bars and restaurants and a short walk to Apsley mainline train station, this immaculately presented one bedroom ground floor flat is a credit to the current owners. Comprising spacious lounge/dining room, modern fitted kitchen, bathroom and double bedroom, the property also has gas central heating and a long lease. Additionally, the property comes with two parking permits.

Property Description

COMMUNAL DOOR

Secure intercom.

ENTRANCE

Door to:

ENTRANCE HALL

Two storage cupboards, doors to, bedroom, bathroom and lounge/dining room.

LOUNGE/DINING ROOM

Two double glazed windows to rear aspect. Two radiators, wood panelling, door to kitchen.

KITCHEN

Double glazed window to rear aspect. Range of floor and wall mounted units with work surface over, one and a half bowl stainless steel single drainer sink, integrated oven and gas hob with extractor fan over, integrated washing machine, space for dishwasher and fridge/freezer, tiled splashback.

BEDROOM

Double glazed window to front aspect. Radiator, range of wardrobes.

BATHROOM

Low level w.c., pedestal wash hand basin, panelled bath with shower over and screen, towel radiator, part tiled walls, extractor fan.

OUTSIDE

PARKING

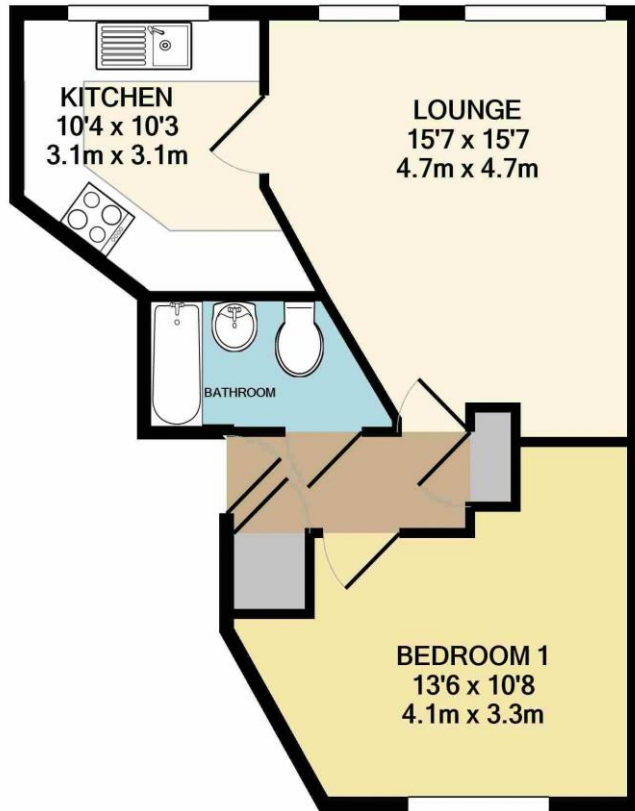
One resident permit, one visitor permit.

COUNCIL TAX BAND: C

EPC RATING: C

LEASE DETAILS

YEARS REMAINING: 134 GROUND RENT: £0 ANUAL SERVICE CHARGE: £1308



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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