

**Offers in Excess of  
£230,000**

Located within walking distance of the Grand Union Canal this beautifully presented two double bedroom ground floor apartment is offered to the market with many benefits including a spacious lounge/diner, kitchen, family bathroom and allocated parking.

# Property Description

## COMMUNAL ENTRANCE

Communal entrance. Door to:

## ENTRANCE HALL

Doors to all rooms, storage cupboard.

## LOUNGE/DINER

Double glazed window to side aspect. Television point, radiator.

## KITCHEN

Double glazed window to side aspect. Fitted with a range of base and eye level units with rolled edge work surface over, splashback tiling, one and a half bowl and drainer sink with mixer tap, oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, wall-mounted combi boiler.

## BEDROOM ONE

Double glazed window to side aspect. Radiator.

## BEDROOM TWO

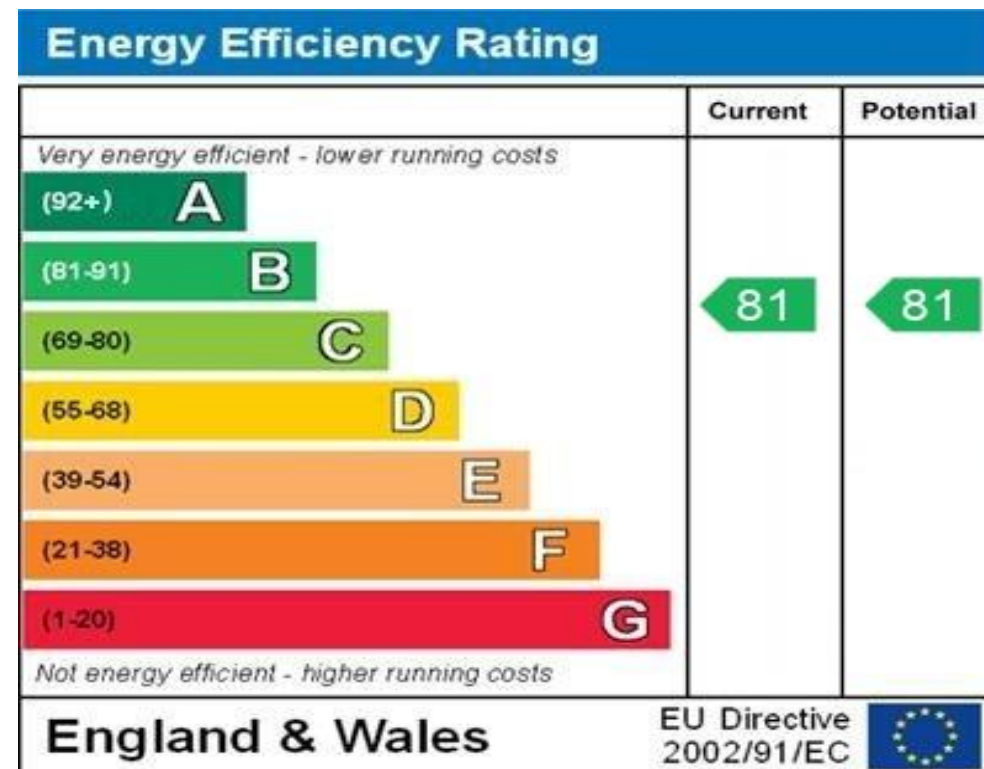
Double glazed window to side aspect. Radiator, built-in wardrobe.

## BATHROOM

Panelled bath with mixer tap and shower attachment, low level WC with push button flush, pedestal wash hand basin, heated towel rail, extractor fan, fully tiled walls.

## PARKING

Allocated parking.



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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.

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