

**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.



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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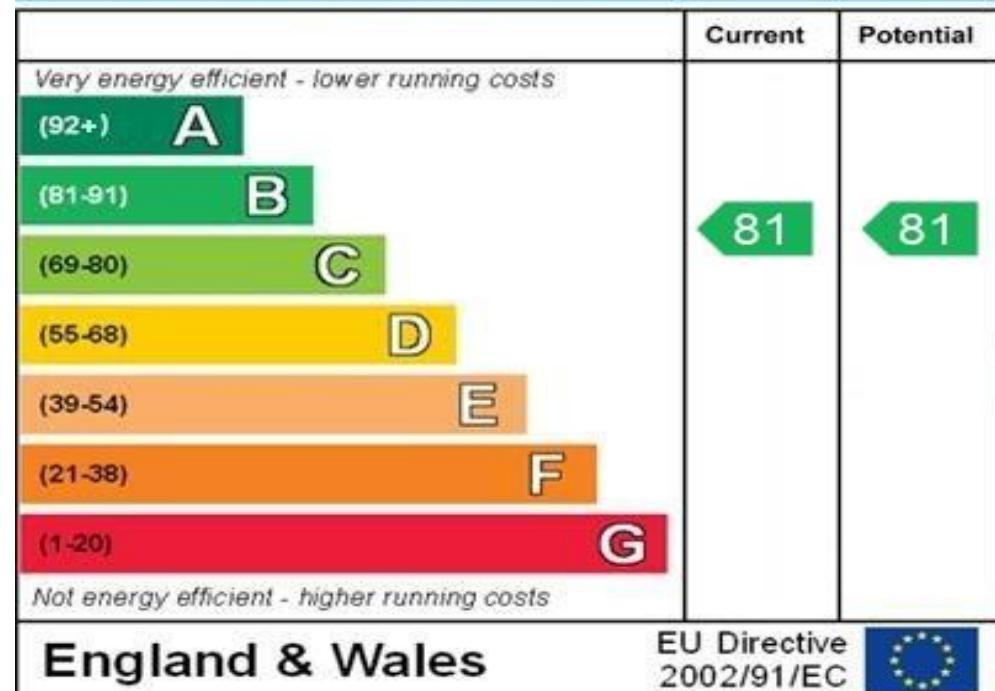
MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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Energy Efficiency Rating



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