



View of block



**£195,000**

Located on a modern development in Fenny Stratford is this two double bedroom, second-floor apartment being sold with no upper chain. Offering communal entrance hall with security intercom entry system, open planned lounge/diner/kitchen, en-suite to master bedroom and a family bathroom. Further benefits include allocated parking and a balcony with views over the Grand Union Canal.

# Property Description

## COMMUNAL ENTRANCE

Secure intercom access, stairs rising to all floors.

## ENTRANCE HALL

Storage cupboard housing wall-mounted boiler, storage cupboard, doors to bedrooms, bathroom and lounge/diner.

## LOUNGE

Double glazed window to front aspect, double glazed door to balcony. Two radiators, open to kitchen.

## KITCHEN

Fitted with a range of base and eye level units with square edge work surface over, integrated gas cooker, extractor hood, space for: washing machine, dishwasher, and fridge freezer; stainless steel sink with mixer tap, part tiled walls.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, door to:

## EN-SUITE

Low level WC, heated towel rail, wash hand basin with mixer tap, part tiled walls, storage cupboard.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BATHROOM

Panelled bath with shower attachment and mixer tap over, wash hand basin with mixer tap, low level WC, part tiled walls, heated towel rail.

## BALCONY

Balcony with views of canal.

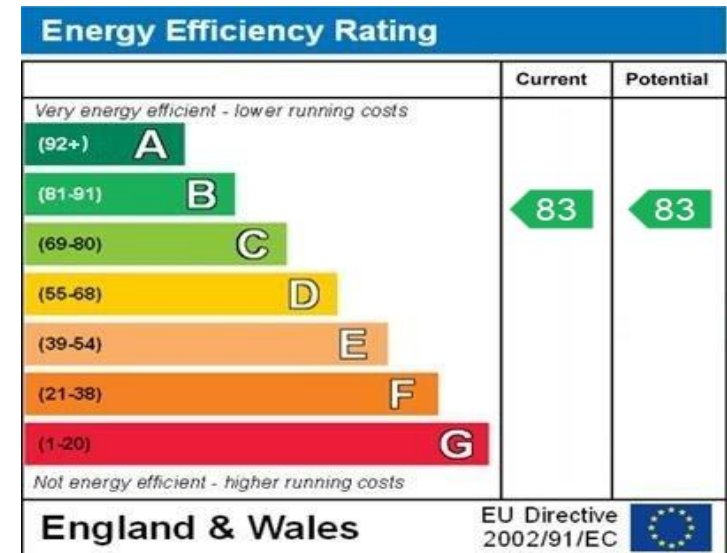
GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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