





**£172,500**

Situated in the heart of Aston Clinton offering easy access to all local amenities this one bedroom first floor apartment has been well maintained and benefits include gas central heating and no onward chain.

# Property Description

## **COMMUNAL ENTRANCE**

Double glazed door to communal hall. Part glazed door to:

## **ENTRANCE HALL**

Stairs rising to first floor.

## **LANDING**

Double glazed window to side aspect. Access to loft space.

## **LOUNGE**

Double glazed bay window to front aspect. Radiator.

## **KITCHEN**

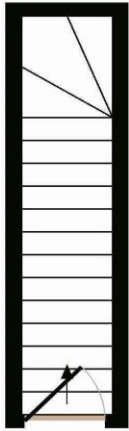
Double glazed window to front aspect. Fitted with a range of floor and wall-mounted units with work surface over, double bowl stainless steel sink units with mixer tap, plumbing for washing machine, built-in oven and hob with extractor fan over, part tiled walls, wall-mounted gas boiler.

## **BEDROOM ONE**

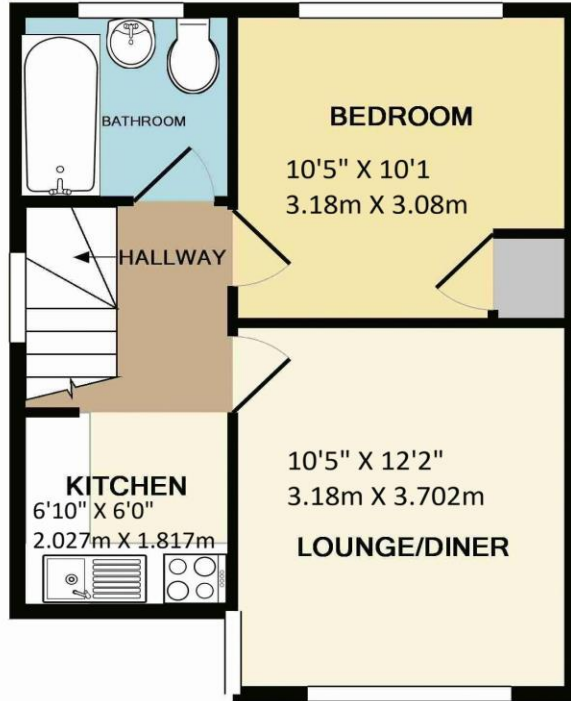
double glazed window to rear aspect. Radiator, built-in cupboard.

## **BATHROOM**

Double glazed window. White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator.



GROUND FLOOR



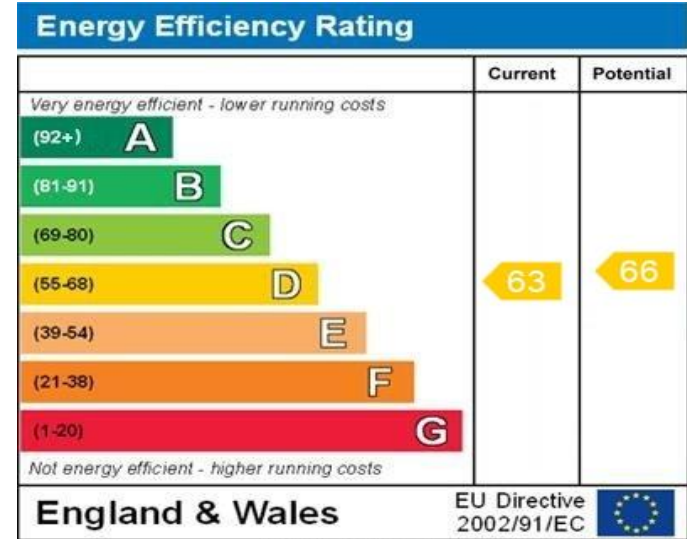
386 sqft  
117.56 sqm

1ST FLOOR

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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