



[View of block](#)



**£230,000**

Ideally positioned alongside the River Ouzel this spacious two bedroom duplex apartment is within walking distance to all local amenities with an accommodation comprising lounge/diner, kitchen/breakfast room, family bathroom, additional downstairs W.C and allocated parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, under stairs storage cupboard housing water cylinder.

## CLOAKROOM

Low level WC, part tiled walls, corner pedestal wash hand basin.

## LOUNGE

Two double glazed sliding doors to rear. Radiator.

## KITCHEN

Two double glazed windows to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated washer dryer, stainless steel sink unit with mixer tap and drainer, integrated dishwasher, built-in oven with induction hob and extractor fan over, integrated fridge freezer.

## BEDROOM ONE

Two skylight windows. Radiator.

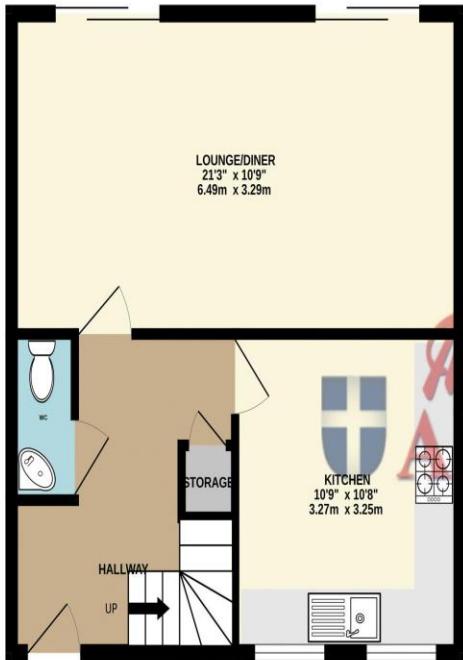
## BEDROOM TWO

Skylight window.

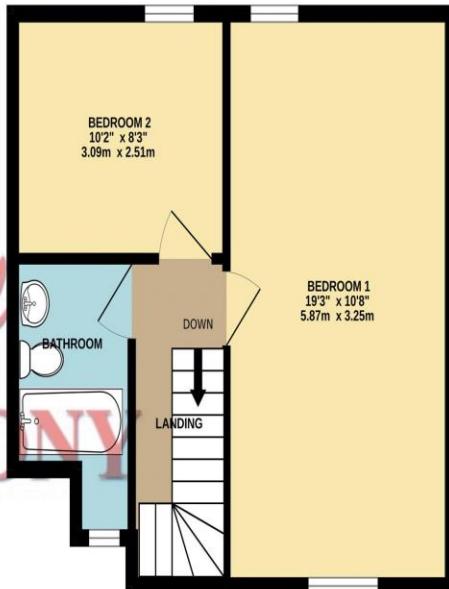
## BATHROOM

Skylight window. Panelled bath with shower attachment over, heated towel rail, low level WC, part tiled walls, pedestal wash hand basin.

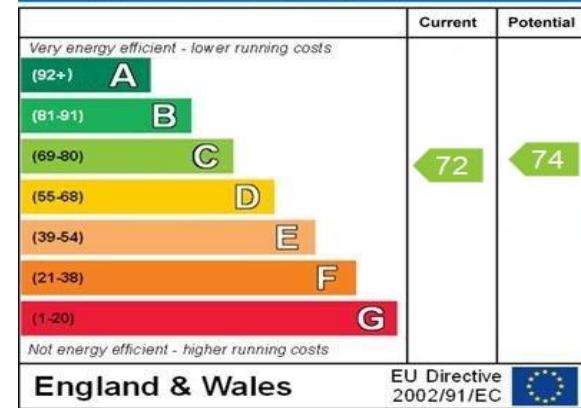
GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



### Energy Efficiency Rating



TOTAL FLOOR AREA: 842 sq.ft. (78.3 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.

Made with Metropix ©2024

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.