



**Stationers Place, Apsley, HP3 9RS**  
**Asking price £280,000**

**Sears & Co**  
estate & letting agents



**\*\* NO UPPER SALES CHAIN \*\***

This two bedroom, two bathroom, second floor apartment is situated opposite APSLEY LOCK with PICTURESQUE VIEWS over both the Grand Union canal & the MARINA. Accommodation includes an entrance hallway, SPACIOUS living/dining room with 'Juliet' balcony, fitted kitchen with appliances, principal bedroom with EN SUITE shower room, second bedroom and a family bathroom. Externally the property further benefits from an ALLOCATED PARKING SPACE. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

### **Front Door**

### **Entrance Hallway**

Radiator. Telephone entry handset. Wood effect flooring. Cupboard housing the gas boiler. Store cupboard. Access to all rooms.

### **Living/Dining Room**

Double glazed doors opening to a 'Juliet' balcony with views across the Grand Union canal. Wood effect flooring. Two radiators.

### **Kitchen**

Fitted with a range of eye and base level units with work surfaces over. Integrated oven, gas hob and extractor over. Free standing washing machine. Integrated fridge & freezer. One and a half bowl stainless steel sink and drainer unit with mixer tap. Tiled flooring. Tiling to splash back areas. Recessed down lighting. Extractor fan.

### **Principal Bedroom**

Double glazed window. Radiator. Built in wardrobe. Access to the en suite shower room.

### **En Suite Shower Room**

Fitted with a three piece suite to include a shower enclosure, Low level w/c and a pedestal wash hand basin. Radiator. Tiled walls. Recessed down lighting. Extractor fan.

### **Bedroom Two**

Double glazed window. Radiator.

### **Family Bathroom**

Fitted with a three piece suite to include a panel enclosed bath with shower attachment and shower screen, pedestal wash hand basin and low level w/c. Radiator. Tiled walls. Recessed down lighting. Extractor fan.

### **Externally**

The property also benefits from an allocated parking space.

### **Lease & Service Charges**

The owners have advised that the property has approximately 103 years remaining on a 125 year leasehold. The owners have also advised that the property is subject to ground rent charges of £200 per year and service charges in the region of £1565.93 every 12 months. This information should be verified with a solicitor prior to any exchange of contracts.

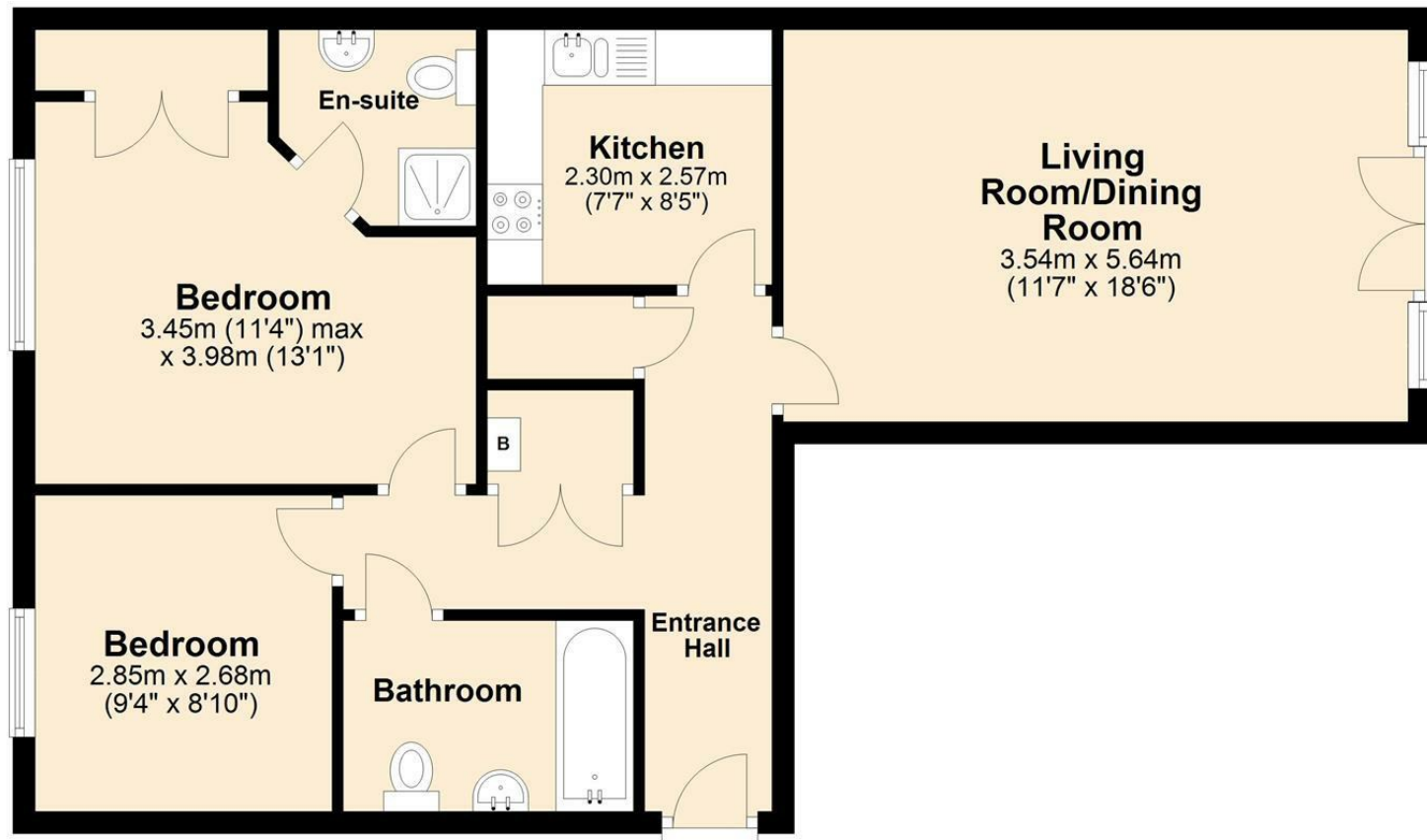


**Sears & Co**

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## Floor Plan

Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



