

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



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OIEO £375,000 Leasehold



David Doyle are pleased to offer to the sales market this exceptional Two Double Bedroom Apartment situated on this modern canal side development conveniently located for Apsley main line station with links to London Euston and benefits including a balcony and secure under cover allocated parking space. The apartment is conveniently located for Apsley High Street with its range of amenities, the Grand Union Canal and Apsley Lock Marina. The apartment offers spacious accommodation and is arranged with a welcoming entrance hall, a generous utility / storage cupboard providing space and plumbing for an automatic washing machine, a video entry phone system and doors leading to all rooms. The Lounge/ Kitchen/ Dining room offers an open plan entertaining area with a double glazed door opening to the balcony and dual aspect windows offering far reaching views overlooking the Grand Union Canal. The kitchen is fitted to a high standard with integrated appliances and colour coordinated work surfaces. Both bedrooms have large picture windows and the master bedroom

benefits from fitted wardrobes and an en suite shower room. The family bathroom is luxuriously fitted in white with chrome fittings and heated towel rail. Externally, the development offers lovely communal gardens attractively arranged with patio seating areas, areas laid with artificial grass, raised feature planting and a decked seating area that overlooks the Grand Union Canal. A further feature of the development is the secure underground allocated parking and bike store. Offered in excellent order throughout, we highly recommend an internal viewing.

`Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Two Double Bedroom Apartment

Two Bathrooms

Large Dual Aspect Living Space

Balcony With Far Reaching Views

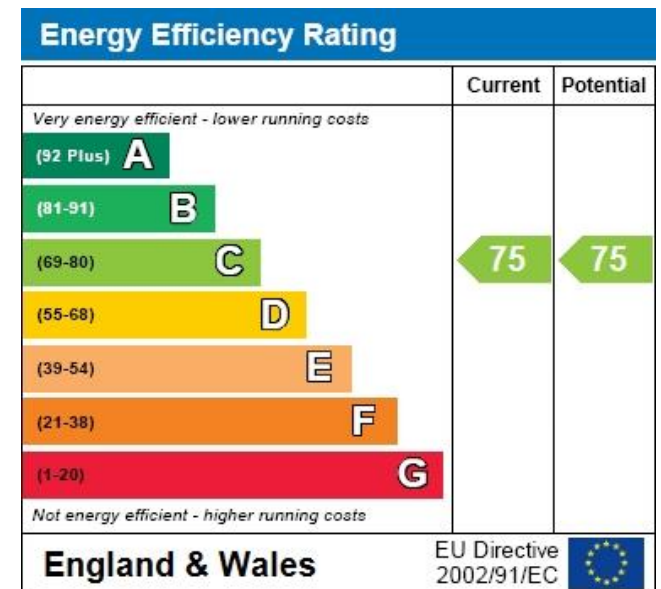
Close To Amenities

Canal Side Development

Attractive Communal Gardens

Allocated Under Ground Parking Space

Viewing Advised

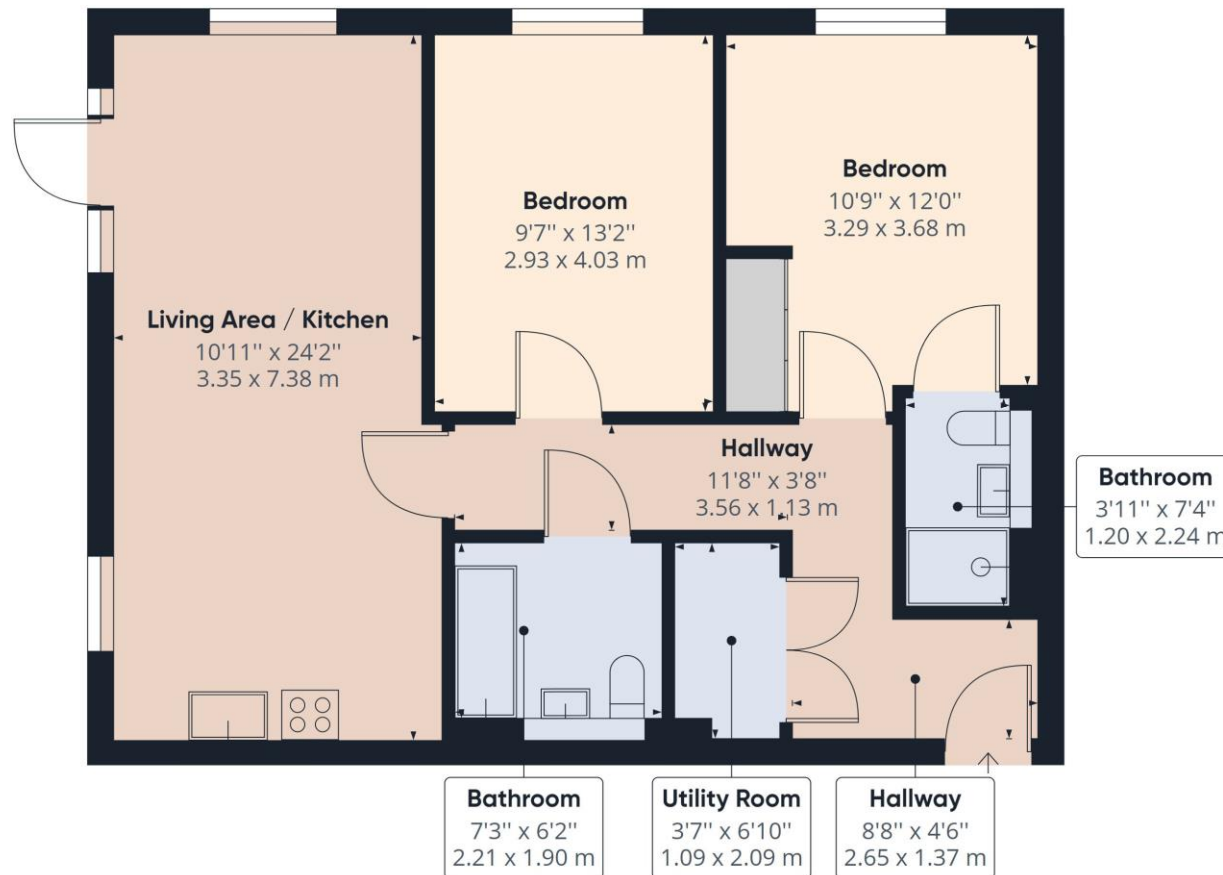


David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



Approximate total area⁽¹⁾

764.91 ft²

71.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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