



[View of block](#)



£315,000

An immaculately presented two bedroom first floor apartment which is situated in this prestigious development of only 10 apartments. The property benefits from a light spacious lounge/dining room with a private balcony overlooking the large mature communal garden, contemporary fitted kitchen, Master bedroom with en suite shower room, private allocated parking and the added benefit of no onward chain.

Property Description

COMMUNAL HALL

Entry keypad, secure personal mailboxes ,stairs to first floor, door to:

ENTRANCE HALL

Entry phone/camera system, storage/airing cupboard housing a pressurised hot water cylinder.

LOUNGE/DINING ROOM

Double glazed patio doors to balcony with glass balustrade to rear aspect overlooking the gardens, underfloor heating.

KITCHEN

Double glazed window to side aspect. Fitted with a range of both floor and wall mounted units with granite work surfaces, stainless steel sink with mixer tap, built in oven and ceramic hob with extractor fan over, integrated dishwasher, washer/dryer, fridge/freezer, tiled floor, underfloor heating.

MASTER BEDROOM

Double Bedroom, Double glazed window to rear aspect, built in wardrobe, underfloor heating.

EN-SUITE

Tiled shower cubicle, wash hand basin with storage below, low level WC, fully tiled walls and floor, heated towel rail, underfloor heating.

BEDROOM TWO

Double glazed window to rear aspect. Underfloor heating.

BATHROOM

Comprising panelled bath with mixer tap and shower attachment, wash hand basin with storage cupboard below, low level WC, fully tiled walls and floor, underfloor heating.

OUTSIDE

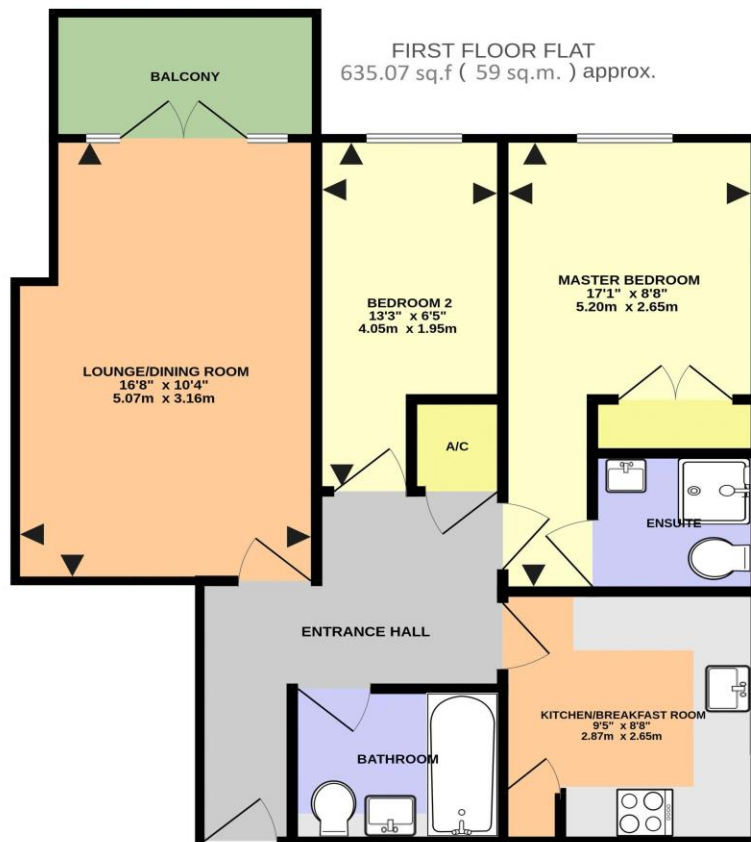
Enclosed communal area for bike/bin storage

PARKING

Allocated parking for one car.

GARDENS

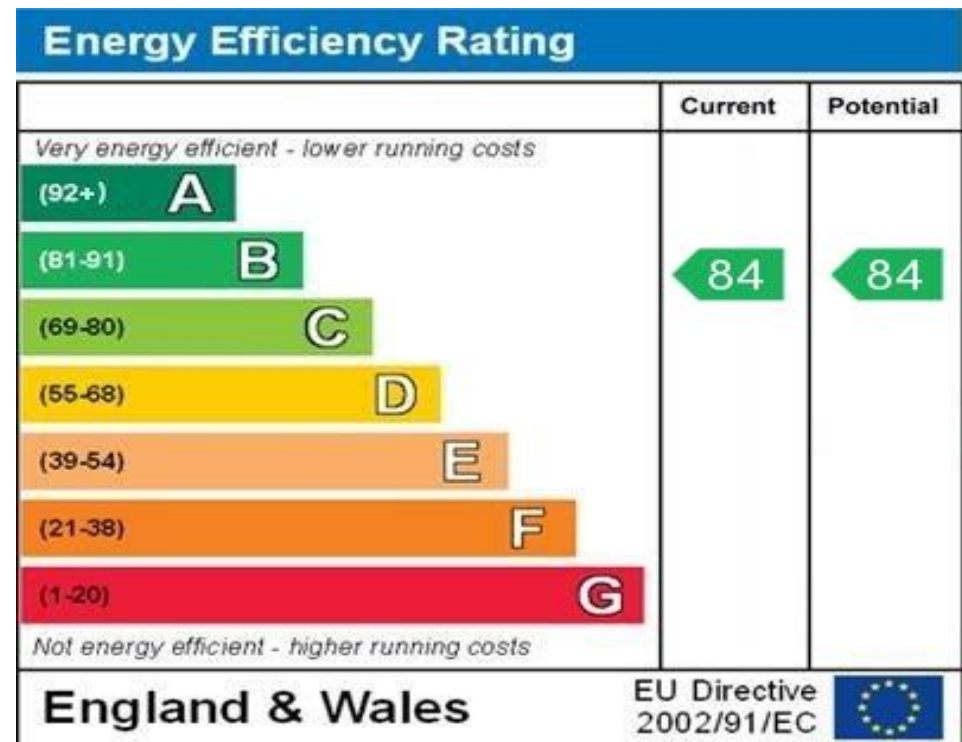
A lovely large communal garden, with mature trees and shrubs, mainly laid to lawn.



LONDON ROAD, ASTON CLINTON HP22 5LB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 635.07 sq.ft (59 sq. m) approx.

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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.

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

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