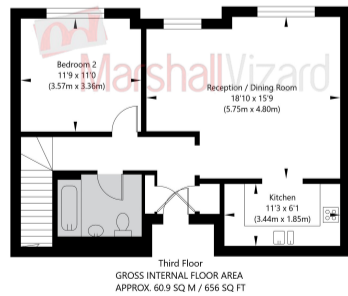
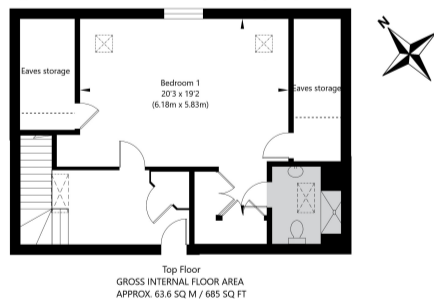




Longman Court, Stationers Place, Apsley HP39RS



APPROXIMATE GROSS INTERNAL FLOOR AREA 124.5 SQ M / 1341 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This beautiful two double bedroom duplex apartment is situated on the Grand Union Canal with views of Apsley Lock Marina, and is in very close proximity to local shops, restaurants and the main line train station into London Euston.

To the first floor of the apartment is a spacious reception room/dining room with stunning views across the marina, a modern fitted kitchen with integrated appliances and granite work tops, the second double bedroom and a modern family bathroom. To the upper floor is the fantastic master bedroom which features a vaulted ceiling, double fitted wardrobes, ample under eaves storage space and an en suite shower room. The apartment has double glazing, electric central heating, allocated and visitors parking. The apartment comes to the market chain free.

Lease length 125 years from 27 June 2003; Service Charge £2,240.85 from 1 April 2023 - 31 March 2024; Ground Rent £200 with review period.

Council Tax Band E - £2,525.43

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Wood effect flooring, two storage cupboards (one housing the hot water tank and storage space for linen), radiator, two ceiling lights, video entry system stairs to first floor.

Reception Room/Dining Room

4.80m x 5.75m (15' 9" x 18' 10") Wood effect flooring, two windows overlooking the marina, spotlights, two radiators, archway to:-

Kitchen

1.85m x 3.44m (6' 1" x 11' 3") Wood effect flooring, part tiled walls, range of white gloss wall and base level units with lighting, granite work tops with integrated one and a half sink drainer, integrated appliances including oven/gas hob with extractor fan, fridge freezer and dishwasher, space for washing machine, spot lights.

Bedroom Two

3.36m x 3.57m (11' 0" x 11' 9") Wood effect flooring, window overlooking the marina, radiator, ceiling light.

Bathroom

Fully tiled white floor and walls, low level W/C, hand wash basin, panel bath with mixer tap and overhead shower attachment with screen, radiator, wall mounted mirror with light, extractor fan.

Carpeted Stairway

To first floor landing.

Landing

With study area, storage cupboard, radiator, ceiling light and Velux window.

Master Bedroom

5.83m x 6.18m (19' 2" x 20' 3") Carpeted, two double fitted wardrobes, ample under eaves storage, vaulted ceiling, spot lights, two radiators, window overlooking the marina plus two Velux windows, door to:-

En Suite Shower Room

Fully tiled, white floor and walls, spot lights, radiator, low level W/C, hand wash basin, double width walk in shower, wall mounted mirror with light and extractor fan.