



HERTFORD LOCK HOUSE, VICTORIA PARK, 201 PARNELL ROAD E3

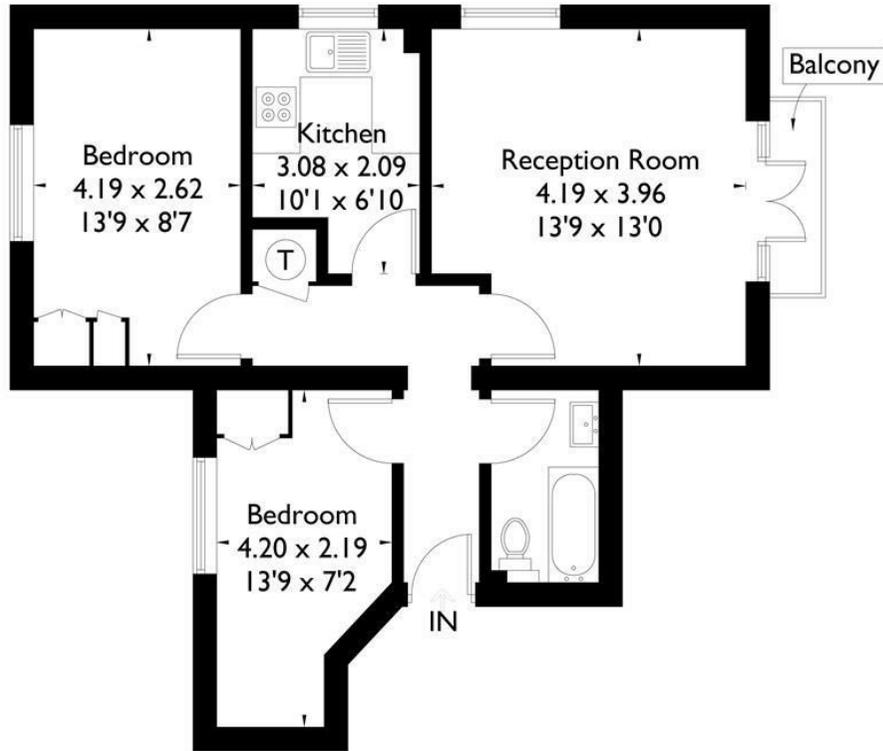
£2,500 OFFERS IN EXCESS

- Balcony
- Two Double Bedrooms
- Next to Victoria Park
- High Spec Apartment
- Parking Included
- Offers over £2500pcm

wj.
meade

Parnell Road, E3

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft



First Floor



WJMeade are pleased to offer this modern, recently refurbished 2 bedroom apartment, with triple aspect, in Hertford Lockhouse, over looking the Grand Union Canal, overlooking Victoria Park. Accessed by a remote control gated parking area, providing allocated, secure off street parking for vehicles, and bicycle storage, this modern apartment will be available for rent from the beginning of July. Security communal doors allow access to this apartment on the first floor. The apartment comprises of bath shower, 2 double bedrooms, both with spacious mirrored wardrobes with interior sensor lights. Fully modern fitted kitchen with Bosch Appliances- Tower Fridge/Freezer, Washer/Dryer, Dishwasher, oven/hob and extractor hood. There is a breakfast wall mounted table in kitchen. USB charging points throughout the apartment. The Living room is spacious and bright benefiting from twin aspect, and has balcony doors providing access to private balcony with table and chairs, overlooking the canal and Victoria Park. Curtains in all rooms. Efficient electric digital wall heaters throughout. The apartment also has an alarm system. Let unfurnished, but some items of furniture can be provided, if required.

FLOORPLANZ © 2017 0203 9056099 Ref: 198278

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

All sizes are approximate. 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 Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £n/a

Ground rent £n/a

Reserve fund £n/a

n/a years lease

Council tax band D

Current EPC Rating 71

Tenure:

