



 **3**
Bedrooms

 **2**
Bathrooms



Mantlestates are pleased to offer this **ULTRA MODERN THREE DOUBLE BEDROOM PENTHOUSE APPARTEMENT** set in this modern complex with **LARGE BALCONY** on 3 aspects. Modern fitted kitchen with fitted appliances, large lounge with dining area & en-suite to the main bedroom. Also with over 900 years remaining on the lease & allocated parking. Short walk to Canons Park Train station, Lift, Concierge & Gym Facilities.

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KITCHEN -- 7'03 x 14'06 -- Wooden Floors, Stainless Steel Mixer Sink With Mixer Tap, Granite Work Tops, Fitted Wall & Base Units, Gas Oven, Electric Hob, Extractor Fan, Fridge Freezer

LOUNGE -- 11'10 x 24'11 -- Wooden Floors, Large Double Glazed Windows To Side & Rear Aspect, Double Glazed Doors To Balcony, Integrated TV/Satellite/FM/DAB Port, Access To Balcony

BATHROOM -- 4'06 x 7'10 -- Tiled Floors, Tiled Walls, Lower Flush W/C, Sink With Mixer Tap, Small Radiator, Shower, Integrated Shelves, Fitted Mirror To Wall

BEDROOM 1 -- 14'03 x 11'10 -- Carpet Floors, Double Glazed Door To Side Aspect, Small Radiator, Built-In Wardrobe, Integrated TV/Satellite/FM/DAB Port, Door To En-Suite, Access To Balcony

EN-SUITE -- 7'09 x 6'06 -- Tiled Floors, Tiled Walls, Lower Flush W/C, Sink With Mixer Tap, Small Radiator, Bath, Fitted Shelves To Wall, Fitted Base Unit, Fitted Mirror To Wall

STORAGE CUPBOARD 1 -- 4'05 x 4'02 -- Wooden Floors, New Combi-Boiler, Fitted Shelf

BEDROOM 2 -- 10'07 x 13'07 - Carpet Floors, Small Radiator, Double Glazed Door To Rear Aspect, Access To Balcony, Integrated TV/Satellite/FM/DAB Port

STORAGE CUPBOARD 2 -- 4'06 x 4'07

BEDROOM 3 -- Carpet Floors, Small Radiator, Double Glazed To Side & Rear Aspect, Access To Balcony



Offers over £700,000 Letchworth Road, Stanmore HA7

