





Guide Price
£240,000

Set in the Buckinghamshire village of Buckland this beautifully presented one bedroom maisonette offers modern kitchen with open plan living, bathroom and stunning views over the Chiltern Hills. Situated close to the market town of Tring and walking distance to the grand union canal, the property benefits from easy access to local road and rail links to London.

Property Description

ENTRANCE

Door to:

LOUNGE

Double glazed window to the front, two double glazed windows to the side, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to the rear. Refitted kitchen with a range of wall-mounted and floor standing units with work surface over, single drainer stainless steel sink unit with mixer tap over, built-in oven and integrated hob with extractor fan over, plumbing for slimline dishwasher, space for fridge freezer.

UTILITY/STORAGE

Wall-mounted gas combi-boiler, plumbing for washing machine, lights.

BEDROOM ONE

Two double glazed Velux windows to the rear, radiator.

BATHROOM

Double glazed window to the side, refitted bathroom with panelled bath with shower over, wash hand basin in vanity unit with mixer tap over, low level WC, radiator, extractor fan, door to storage/utility.

OUTSIDE

PARKING

Parking for one car.

COMMUNAL GARDEN

Steps leading down to communal courtyard, further communal gardens to the rear.



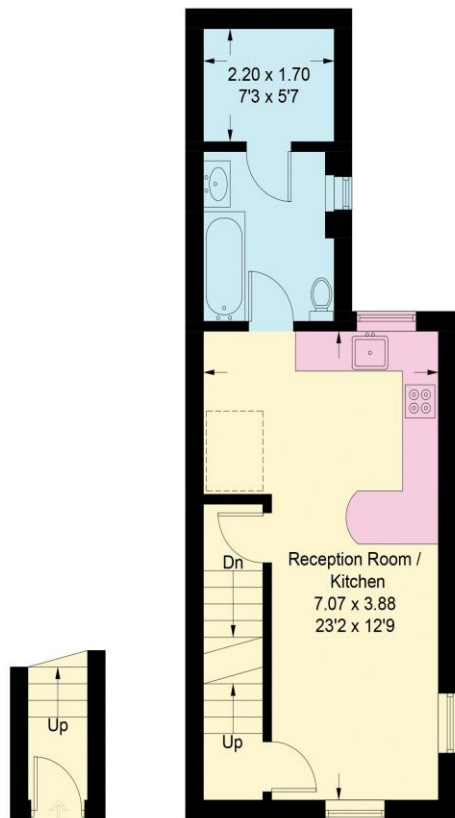
2 Buckland Wharf Court



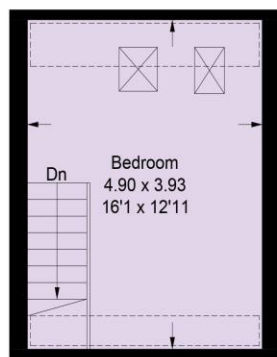
Approximate Total Area
643 sq ft / 59.7 sq m

= Reduced headroom below 1.5m / 5'0"

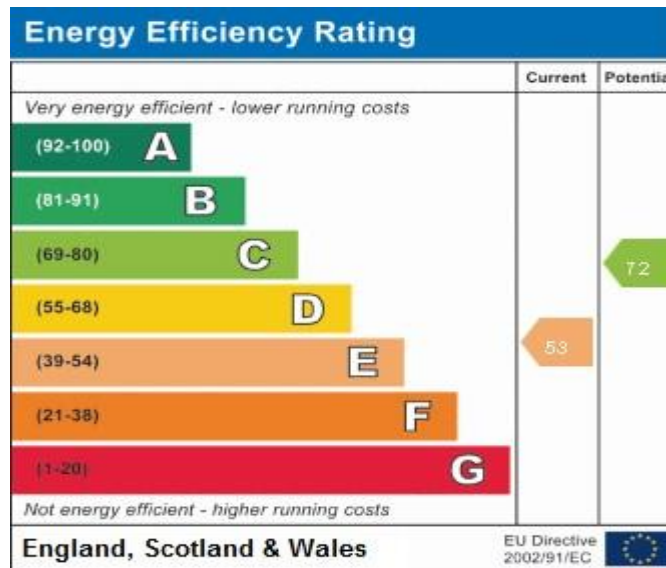
This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID929730)



Ground Floor First Floor



Second Floor



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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk