

9 The Malthouse

Malthouse Square | Princes Risborough | Bucks | HP27 9AZ



Price £285,000

ACCOMMODATION

A well presented one bedroom flat
Situated in the heart of the town
Immaculately presented throughout
Communal hallway with staircase & lift
Entrance hall with room for coats
Open plan kitchen / sitting room
Integrated appliances within kitchen
Double bedroom with storage
Modern & contemporary shower room



A one bedroom 2nd floor apartment situated in the heart of Princes Risborough and built by Bijou Homes in 2019 to an impeccably high standard. There is a communal hallway with both a staircase and lift to the first floor. The apartment has a hallway opening to a light and spacious open plan sitting room / kitchen.



The kitchen has a range of base and wall units with integrated appliances and built in oven with an induction hob. The sitting room has ample space for sofas and a dining table. There is a well appointed double bedroom with range of built in storage cupboards and a modern and contemporary shower room. The property is a few minutes' walk from the High Street as well as the local amenities and mainline train station to London.

KEY FEATURES

- Ideally located within the centre of Princes Risborough town centre
- Within walking distance of the High Street and local amenities
- Built to a high specification with high quality fitting & underfloor heating
- Covered by 10 year NHBC Warranty
- Maintenance Charge £1167.75 per annum
- Ground Rent £200.00 per annum
- Please call Colombs on 01844 214421 to arrange an appointment to view



Location

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops. There is a swimming pool and sports centre as well all within walking distance of the picturesque High Street.

Princes Risborough is within easy driving distances of the larger towns of both High Wycombe and Aylesbury.

Princes Risborough is on the edge of the Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from 35 minutes, and road communications in the area are good with good road links to the National Motorway networks.

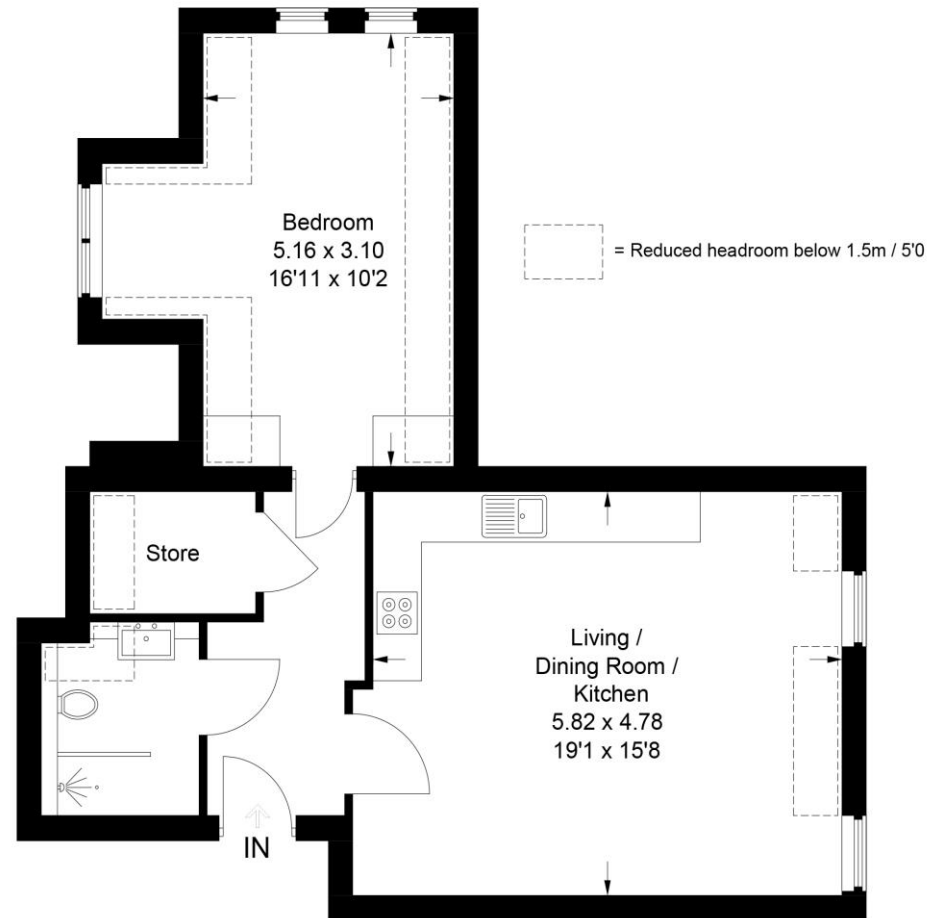
Local Authority – Wycombe Council

Council Tax - B

EPC - C

The Malthouse

Approximate Gross Internal Area = 49.6 sq m / 533.89 sq ft



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.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.