

# 10 The Malthouse

Malthouse Square | Princes Risborough | Bucks | HP27 9AZ





Price £249,500

## ACCOMMODATION

Communal hallway with stairs and lift  
Video and voice entry phone system  
Entrance hall with useful store cupboard  
Open plan sitting / dining / kitchen area  
Double bedroom with built in wardrobes  
Shower room with double walk-in shower  
Situated in central Princes Risborough  
Walking distance to shops and amenities



An immaculately presented one bedroom 2<sup>nd</sup> floor apartment situated in the heart of Princes Risborough and being a short walk to the shops and local amenities. The apartment has a light & spacious open plan sitting room with a high quality kitchen area with integrated appliances and Quooker tap. The double bedroom has a





range of built in wardrobes and stylish panelled feature wall. The shower room is modern and contemporary and has a double walk in shower, a built in mirror with lights and Bluetooth speakers. This exclusive development by Bijou Living includes 9 contemporary apartments which is entered via a communal hallway with both video and voice entry phone with a both a lift and staircase to the first and second floors.

## KEY FEATURES

- Situated in the heart of Princes Risborough and close to all amenities
- Professionally designed kitchen are with a range of integrated appliances
- Smart lighting and heating compatible with voice or smart device
- Close to Princes Risborough Railway Station with access to Marylebone
- Communal staircase and lift giving access to the first and second floor
- 148 years remaining on the lease. Service Charge £1,200 per annum
- Please call Colombs on 01844 214421 to arrange a suitable time 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.

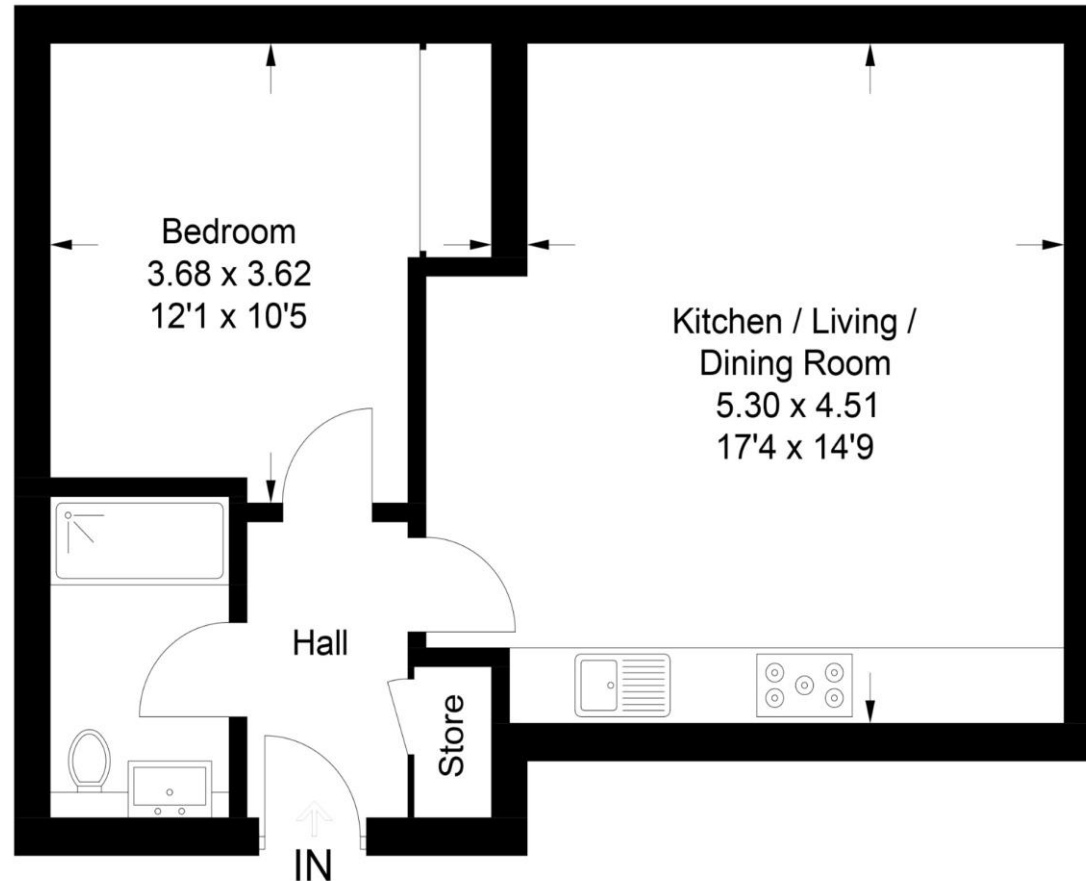
Princes Risborough is on the edge of the Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from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

Local Authority – Buckinghamshire Council

Council Tax - C

EPC - C

Approximate Gross Internal Area  
43.4 sq m / 467 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.

© CJ Property Marketing Ltd Produced for Colombs - Risborough



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

**01844 214421**

[thame@colombs.co.uk](mailto:thame@colombs.co.uk)

[www.colombs.co.uk](http://www.colombs.co.uk)

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.