



66 Brook Dene, Winslow, Buckinghamshire, MK18 3FU

HOWKINS &
HARRISON

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Buckinghamshire, MK18 3FU

Guide Price: £279,000

An exquisite, beautifully presented top floor apartment situated within the popular Winslow Grange development and within walking distance of the new East/West Railway station (eastwestrail.co.uk). Built by Bloor Homes in 2020, the apartment boasts two double bedrooms, two bathrooms, stunning open plan kitchen/dining/living room with Juliet balcony, and one allocated parking space with additional guest parking.

Features

- Beautifully presented throughout
- Top floor apartment
- Situated within the popular Winslow Grange development
- Built by Bloor Homes in 2020
- Share of Freehold
- Master bedroom en-suite
- Further double bedroom and family bathroom
- Stunning kitchen/dining/living room
- One allocated parking space and visitor parking
- Energy rating B



Location

Winslow is a picturesque market town and civil parish in north Buckinghamshire, located approximately 6 miles south-east of Buckingham, and 7 miles south-west of Bletchley, Milton Keynes. Winslow has a range of shopping and leisure facilities, GP and dental surgeries, a library and a range of public houses and restaurants, including the popular Farm Delicatessen. The town is also served by Winslow Church of England School, as well as Sir Thomas Fremantle School, Buckingham School and Royal Latin Grammar School.

Winslow was previously served by Winslow railway station on the line between Oxford and Cambridge. As part of the East West Rail project, the line is to be reopened in 2025, and a new station is under construction. When in operation, it is to provide new rail connections with London, Milton Keynes, and Oxford.



Ground Floor

The well-maintained communal hallway, landing and stairs are accessed via two doors off the car park with intercom buzzers.

Second Floor Accommodation

The communal landing opens into the hallway, which includes two generous storage cupboards, access to the stunning kitchen/dining/living room with a Juliet balcony, master bedroom with en-suite shower room, further double bedroom and a family bathroom. Amtico flooring has been laid throughout.

Outside

There is one allocated parking space, and guest parking on a first come/first served basis.

Leasehold Details

We understand all residents have recently bought the Freehold, so the ground rent and service charge are to be confirmed. We understand the lease commenced on the 12th of February 2020 for a period of 999 years. We strongly recommend your legal advisors clarify this information before final commitment to purchase.

Viewing

Strictly by prior appointment via the agents Howkins & Harrison.
Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

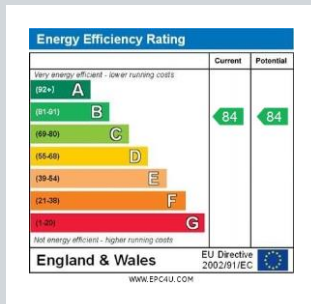
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

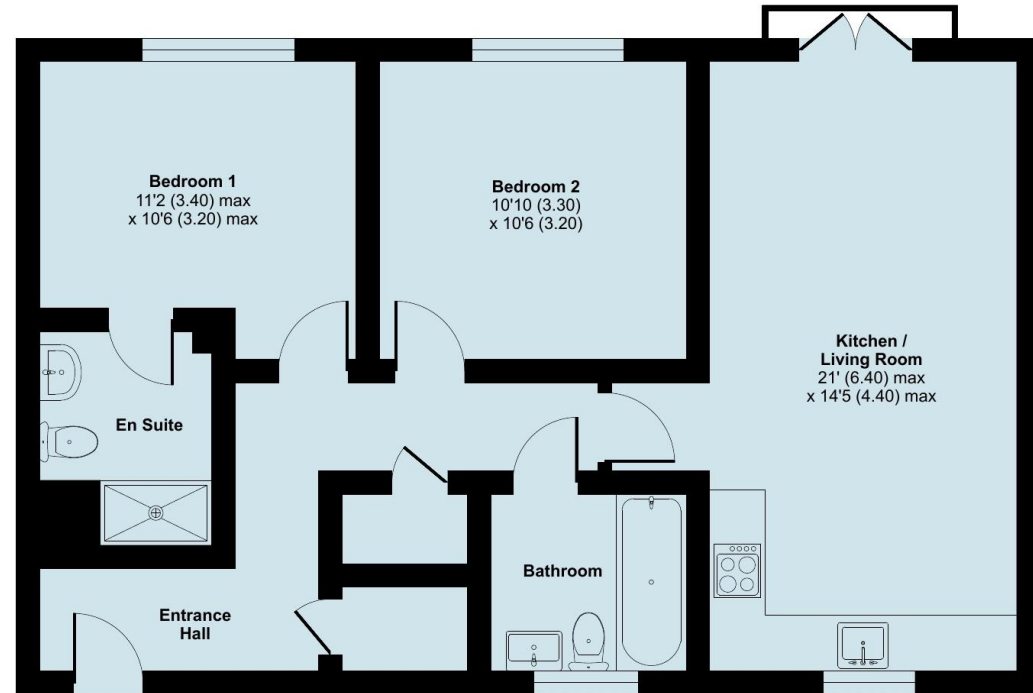
Aylesbury Vale Council
Tel: 01296425678

Council Tax Band - B



Brook Dene, Winslow, Buckingham, MK18

Approximate Area = 740 sq ft / 68.7 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.