



14 Silver End

Olney MK46 4AL

FINE & COUNTRY

I4 Silver End

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A 2 bedroom cottage style property forming part of the "Pegasus" development in Olney town centre which is entirely for those over the age of 55. Absolutely convenient for all the many amenities Olney has to offer with shops, restaurants and bars on the doorstep and doctors, dentists and opticians in easy walking distance.

The property has been built with accessibility to the fore having wheelchair wide doorways, high level electrical sockets and emergency pull cords. There is also a warden on site from 09.00 until 1700 hours. The accommodation comprises: Entrance hall, Sitting room, Dining room, Kitchen, Ground floor shower room, Conservatory Staircase and stairlift to the first floor, two bedrooms, first floor shower room, Electric storage heating, double glazing and off road parking.

Ground Floor

Entrance hall

A solid wooden door with glazed inspection panel opens to a welcoming hallway from where the staircase rises to the first floor. Within the hallway stands a built in cupboard with storage racks and is also supplied with plumbing for an automatic washing machine.

A shower room is located towards the end of the hall and offers a shower cubicle with glazed screen, wash basin with cupboards under and a low flush WC. There is also a shaver socket and light.

Sitting room

A comfortable room with built in bookcases and an access door to the conservatory which has half height glazing and a door to the garden.

Dining room

Window to the rear elevation.

Kitchen

Single bowl sink unit with cupboards under. Further range of cupboard units to base and high levels. Plumbed for dishwasher. Built in oven and hob unit. Tiling to splash areas. Cushion flooring. Ample work surfaces. Space for an upright fridge/freezer. Window to the front elevation.

First Floor

Stannah stairlift and staircase to the first floor landing which provides access to the loft space and an airing cupboard.

Bedroom One

Double built in wardrobe. Electric storage radiator. Window to the rear elevation.

Bedroom Two

Built in double wardrobe and desk unit. Window to the rear elevation. Storage radiator.

Shower room

Generously proportioned with a glazed shower cubicle in addition to a low flush WC and wash basin in vanity surround.





Outside

The gardens to the property are maintained as part of the service charge and comprise a hedged frontage encasing a small area of lawn. The rear garden has a small lawn and flower borders and a freestanding garden shed. There is a right of access for trades persons only.

Agents notes

The property is Freehold and has a service charge of £1063.38 per quarter. The council tax is allocated band "E"

Parking is available on a first come first served basis within the Pegasus complex.

There is a charging shed available to store mobility scooters.

Guest overnight accommodation is available at very reasonable rates.

Communal areas are available within the main building such as sitting areas, laundry room etc.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

Notice to purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.

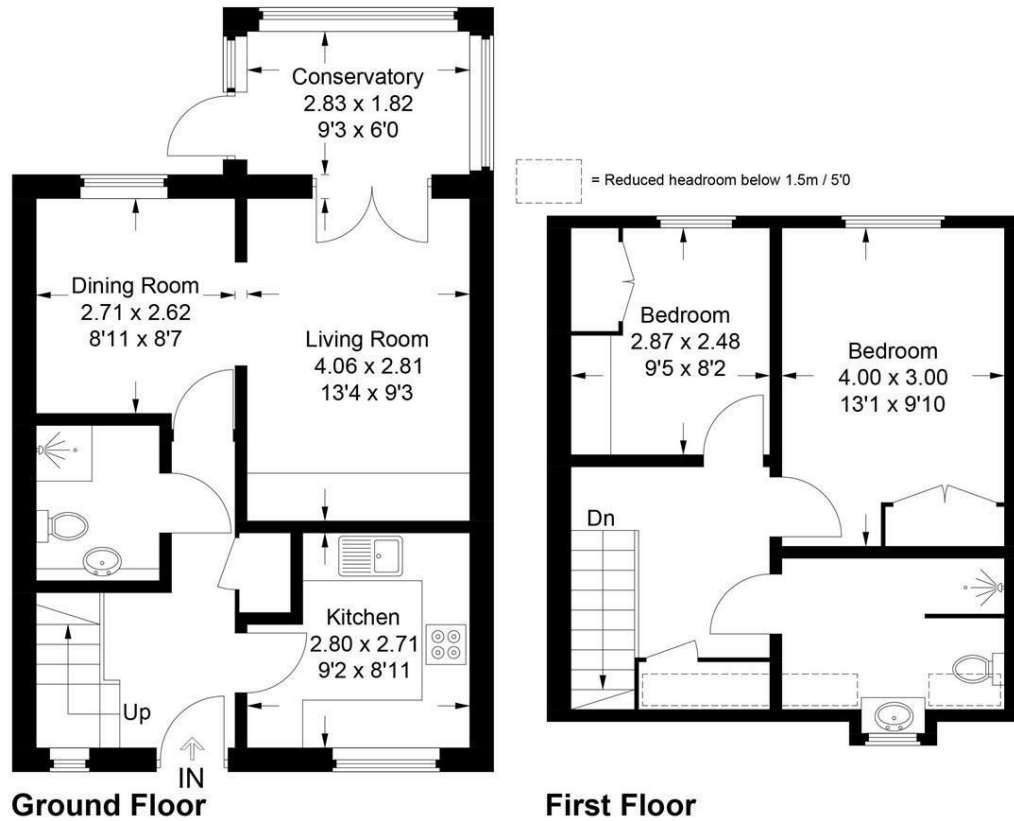








Approximate Gross Internal Area
 Ground Floor = 43.7 sq m / 470 sq ft
 First Floor = 33.2 sq m / 357 sq ft
 Total = 76.9 sq m / 827 sq ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-58) D			
(9-34) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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