

# CRENDON HOUSE

Est. 1971

**Holtspur Lane, Wooburn Green**  
**£190,000 - Leasehold**



Available with no onward chain and for CASH buyers only, we are delighted to offer this 1 bedroom maisonette for sale in the popular village of Wooburn Green. The property consists of bedroom, lounge, kitchen and bathroom and has access to communal gardens and drying areas at the front. There is also an allocated parking space, and the property is within a short walk to the village green with all its' shops and amenities. The property does have a short lease under 70 years, hence the lower price and the need for cash buyers only. Please ask for more information.

Close To Village Green  
Cash/Investment Buyers  
Allocated Parking

Ground Floor Maisonette  
Communal Gardens  
No Upper Chain

# 7 Emerson Court, Holtspur Lane, Wooburn Green, Buckinghamshire, HP10 0AX

## Ground Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



Total area: approx. 38.7 sq. metres (417.1 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

### Accommodation Comprises:

#### **Entrance Hall:**

Door to rear, doors to bathroom and

#### **Kitchen:** 7' 10" x 6' 0" (2.39m x 1.83m)

Double glazed window to rear, range of eye and base level units, sink and drainer, roll top work surfaces, tiling, spaces for oven, fridge and washing machine, tiled floor

#### **lounge:** 17' 8" x 11' 8" (5.38m x 3.55m)

Double glazed window to front, wall mounted heaters, built in cupboard, door to bedroom

#### **Bedroom:** 10' 5" x 8' 1" (3.17m x 2.46m)

Double glazed window to rear, fitted wardrobe

#### **Bathroom:**

Frosted double glazed window to rear, panel bath, low level wc, pedestal wash hand basin, built in storage cupboards, tiling.

#### **Outside:**

Communal gardens and drying areas, allocated parking and visitors parking

#### **Leashold Information:**

Lease Term Remaining:

Ground Rent:

Service Charge:

#### **Council Tax Band:**

#### **EPC Rating:**

#### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY: -  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON**