

CRENDON HOUSE

Est. 1971

Ground Floor Apartment – Wooburn Green £299,000 – Share of Freehold



A well presented & very spacious ground floor apartment situated in a popular cul-de-sac location within a short walk of the village centre in Wooburn Green & close to the open countryside. Offering light & airy rooms throughout these properties benefit from a long lease and a share of the freehold, which in turn means NO ground rent is applicable and the annual service charge is more reasonable than similar developments. Further features & benefits of this surprising property are an over-sized secure garage, parking, gas central heating, double glazing and superb storage options throughout.

We highly recommend taking a closer look. EPC Rating - C Council Tax Band - C

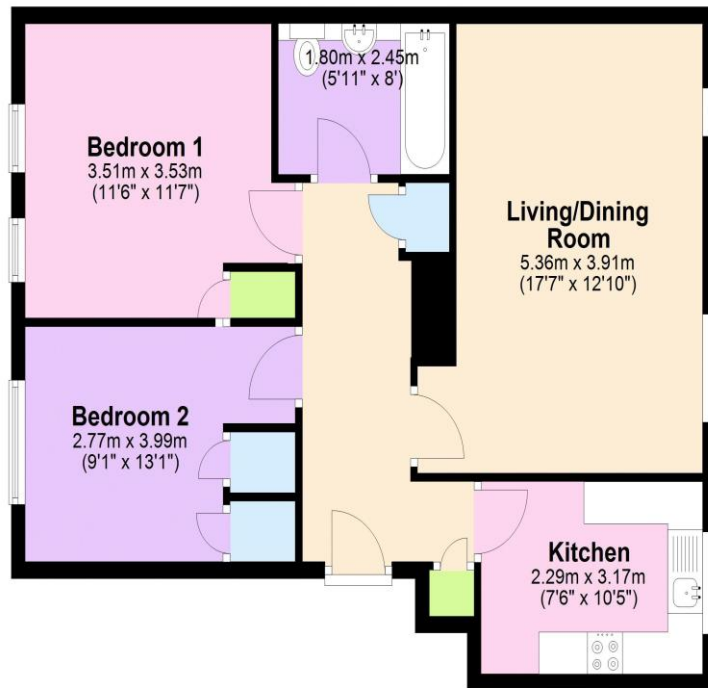
Ground Floor Apartment
Close to Village Centre
Garage & Parking

Share of Freehold
2 Double Bedrooms
Double Glazed

8 Chalford Flats, Northcroft, Wooburn Green, Bucks, HP10 0BS

Ground Floor

Approx. 66.5 sq. metres (716.0 sq. feet)



Total area: approx. 66.5 sq. metres (716.0 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:

Coat cupboard, further cupboard housing hot water system.

Living/Dining Room:

Two double glazed windows to side aspect overlooking the grounds, television point, radiator

Kitchen:

Fitted with a range of base & eye level units with roll-top work surfaces incorporating a single sink with drainer & mixer tap, part tiled walls, built in oven with hob & fitted extractor overhead, wall mounted boiler. Space for fridge/freezer, space & plumbing for washing machine. Double glazed window to side aspect.

Bedroom 1:

Two double glazed windows to side aspect, radiator, television point, built-in wardrobe/cupboard.

Bedroom 2:

Double glazed window to side aspect, radiator, built in wardrobe.

Bathroom:

Panel enclosed bath with wall mounted shower and bi-fold splash screen, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail

Garage:

There is an over-sized single garage in a nearby block with a secure metal up & over door. Further parking in the cut-de-sac.

Communal Grounds:

The block has a large shared garden for the residents which is mainly laid to lawn and surrounded by mature hedgerows to create a private space.

Leashold Information:

Lease Term Remaining: 138

Ground Rent: 0

Service Charge: 1248

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 01628 527766

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