

## 39 Beechwood Way, Aston Clinton, Buckinghamshire, HP22 5JW



- \* ENTRANCE HALL \* LOUNGE \* KITCHEN
- \* BEDROOM \* BATHROOM \* DOUBLE GLAZING
- \* GAS CENTRAL HEATING

Situated in the heart of this popular village this spacious one bedroom first floor apartment has been maintained to a very good standard throughout and benefits from gas central heating and communal gardens.

**£155,000 Leasehold**

## **ACCOMMODATION**

### **ENTRANCE**

Wood door to:

### **ENTRANCE HALL**

Doors to all rooms, radiator, walk in cupboard, airing cupboard housing hot water cylinder.

### **LOUNGE**

*14' 7" x 10' 9" (4.44m x 3.27m)*

Double glazed window with seating to the front aspect, television point, radiator, solid wood flooring, door to kitchen.

### **KITCHEN**

*10' 9" x 7' 6" (3.27m x 2.28m)*

Double glazed window to the side aspect, range of wall mounted and floor standing storage units with rolled edge work surface areas over, inset stainless steel single drainer sink unit with mixer tap, built in oven and hob with extractor over, built in fridge/freezer, washing machine, radiator, wall mounted gas boiler.

### **BEDROOM**

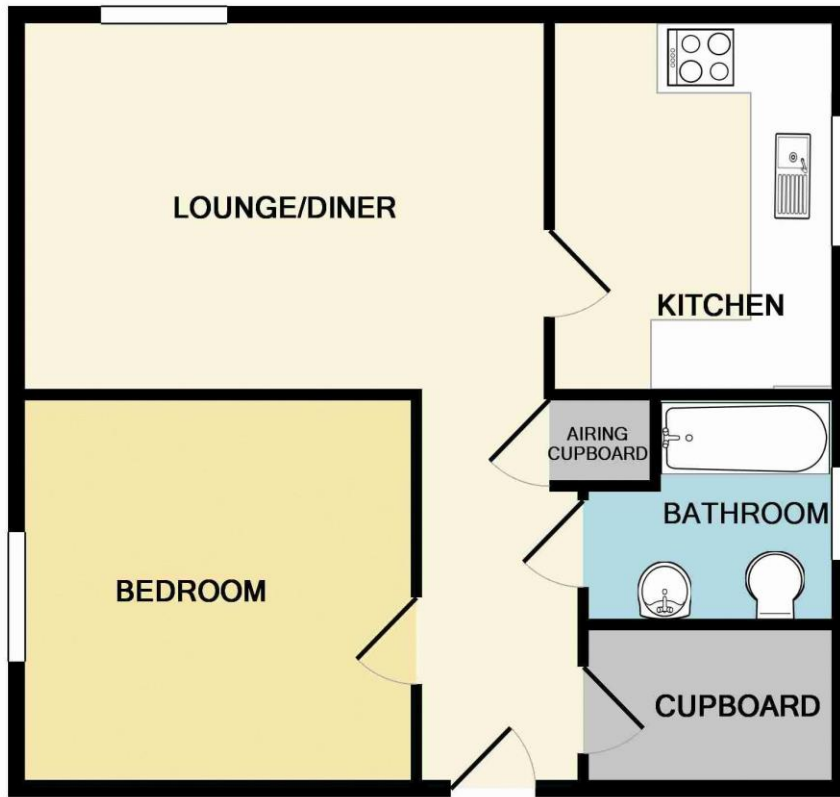
*11' 4" x 11' 8" (3.45m x 3.55m)*

Double glazed window to the side aspect, radiator, access to loft space, television point.

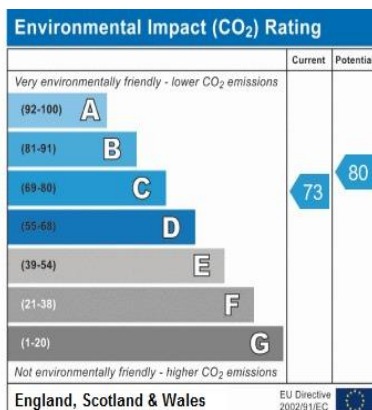
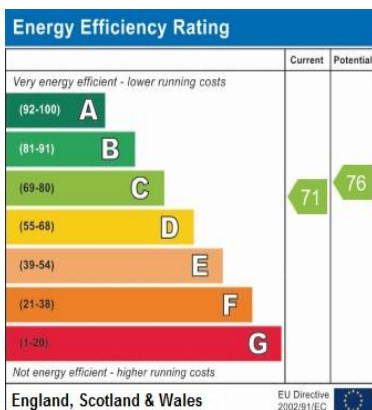
### **BATHROOM**

*6' 5" x 6' 1" (1.95m x 1.85m)*

Double glazed frosted window to the side aspect, three piece suite comprising low level wc, pedestal wash hand basin, panelled bath with shower attachment over, part tiled walls, radiator.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2015





**Michael Anthony Estate Agents 79 High Street Tring, HP23 4AB**  
**Tel: 01442 891177      Email: [tring@michaelanthony.co.uk](mailto:tring@michaelanthony.co.uk)**  
**[www.michaelanthony.co.uk](http://www.michaelanthony.co.uk)**

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.