



PORTFOLIO
from


brown & merry

Goodearl Place, Princes Risborough, Buckinghamshire

43 Goodearl Place, Princes Risborough, Buckinghamshire HP27 9EN

An exceptional first floor, two double bedroom apartment, conveniently located close to Princes Risborough station and approximately 1 mile from Princes Risborough High Street.



Entrance

The apartment is accessed via a secure video entry system to the communal lobby, stairs lead to this first floor apartments private front door.

Entrance Hall

Doors to all rooms and two large built in storage cupboards.

Reception Room

A spacious open plan living, kitchen dining area with two large attractive bay windows flooding the room with natural light, the kitchen is fitted with an excellent range of wall and base units with complementary work surfaces over and built in appliances, the kitchen flows seamlessly to both the dining room and sitting room.

Master Bedroom

A good sized double bedroom, window to side access, door to en suite shower room.

En suite

A beautifully appointed en suite shower room with fully tiled walk in shower, wc and basin.



Bedroom Two

Another double bedroom with window to side aspect.

Bathroom

A separate bathroom comprising of a white suite, bath with shower over, low level wc and hand basin.

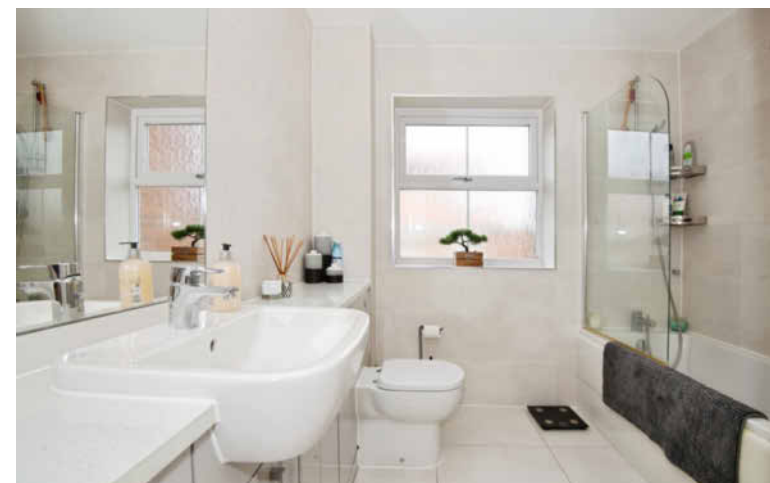
Outside

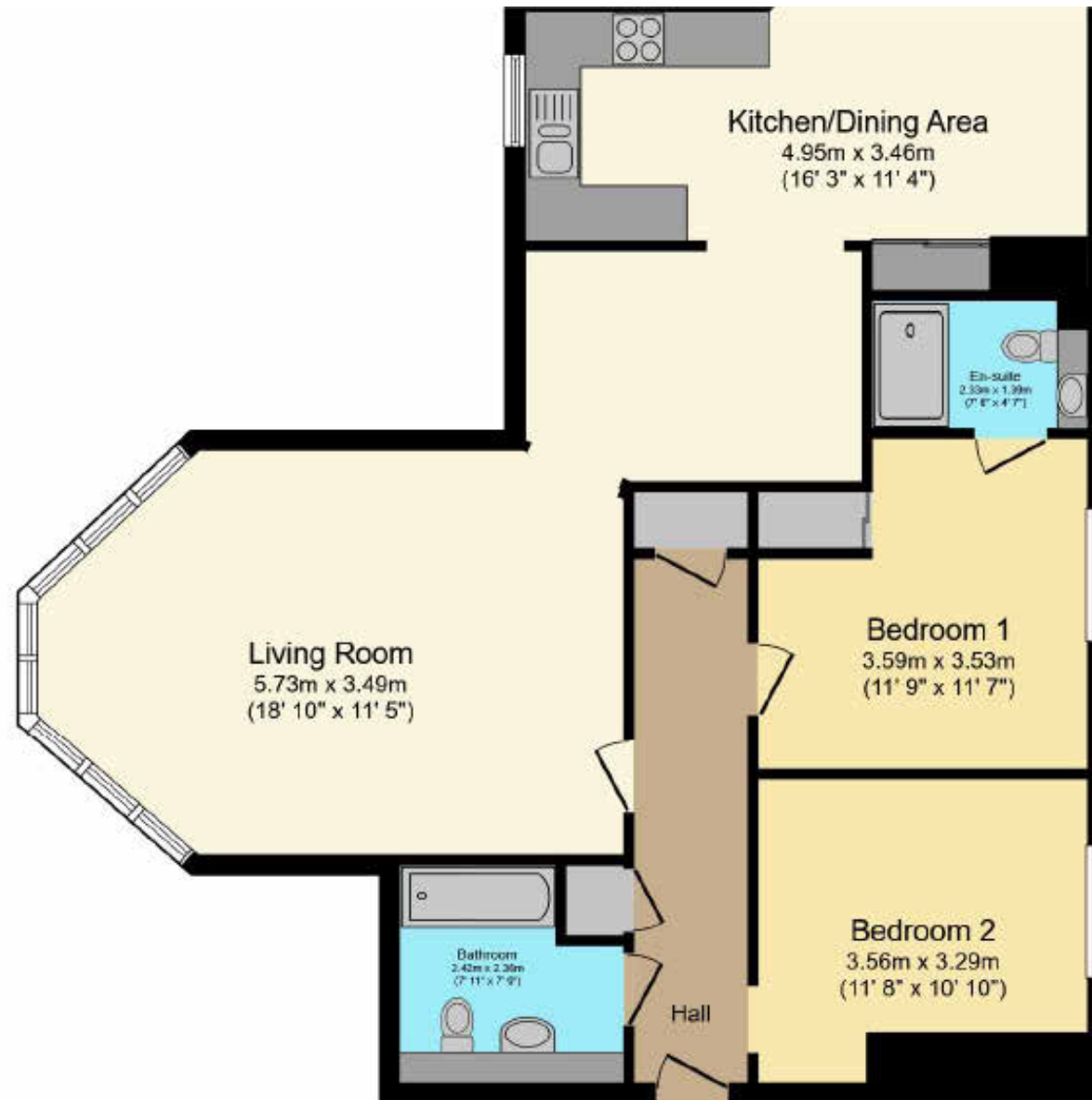
There is an allocated parking space for one vehicle and additional visitors parking close by.



Location

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury. There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.





Floor Plan

welcome to

Goodearl Place, Princes Risborough, Buckinghamshire

Goodearl Place is a modern residential development located on the fringes of the market town of Princes Risborough.

43 Goodearl Place is a contemporary first floor apartment benefiting from bright and spacious accommodation built and finished to an extremely high standard. Allocated parking and walking distance to the mainline station. Viewing is essential to appreciate the light and space this apartment offers.

OIEO

£325,000

- Open Plan
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking

EPC Rating: B

Council Tax Band: C

Tenure: Leasehold

Years left on lease: 117

Ground Rent: £395.00

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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