

Princes Risborough

1 Lacemakers Court | Princes Risborough | Bucks | HP27 0BY



Price £325,000

ACCOMMODATION

Spacious ground floor 2 bed apartment
Reception hallway with doors to all rooms
Open plan sitting / dining / kitchen room
Kitchen and range of integrated appliances
Spacious main bedroom with bay window
Second double bedroom with rear aspect
Bathroom with separate shower cubicle
Well-tended communal gardens to front
Allocated parking space in car park
Offered For Sale with NO ONWARD CHAIN



This well presented two bedroom ground floor apartment offers light and spacious accommodation throughout. Built in 2006 and perfectly situated in the centre of Princes Risborough with a short walk from the High Street, local amenities and shops as well as a popular gym and swimming pool. The property has a reception hallway with doors to all principal rooms. The sitting / dining / kitchen has a large bay window to



the front aspect. The kitchen area is to the rear of the room and has a range of units with integrated appliances. The main bedroom is well appointed with a bay window to the front and window to the side. The second bedroom is also a good sized double room with a rear aspect whilst the bathroom benefits from a white suite with bath and separate shower cubicle as well as a wall mounted ladder radiator. There is gas central heating within the apartment and radiators in each room. Externally there is a well tended communal garden to the front and parking space in the car park to the rear.

KEY FEATURES

- Located in the heart of Princes Risborough and close to High Street
- Within an easy walk of mainline station to London Marylebone
- Close to all local amenities, coffee shops, restaurants and gym
- Length of lease remaining: 978 years. Service Charge of £444.00 p.a.
- Freshly redecorated throughout with new carpets and vinyl flooring
- Allocated parking space in the car park to the rear of the property
- Please call Colombs on 01844 21441 to arrange a suitable time to view



LOCATION

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops. There is a swimming pool and sports centre all within walking distance of the picturesque High Street. There is an excellent education system.

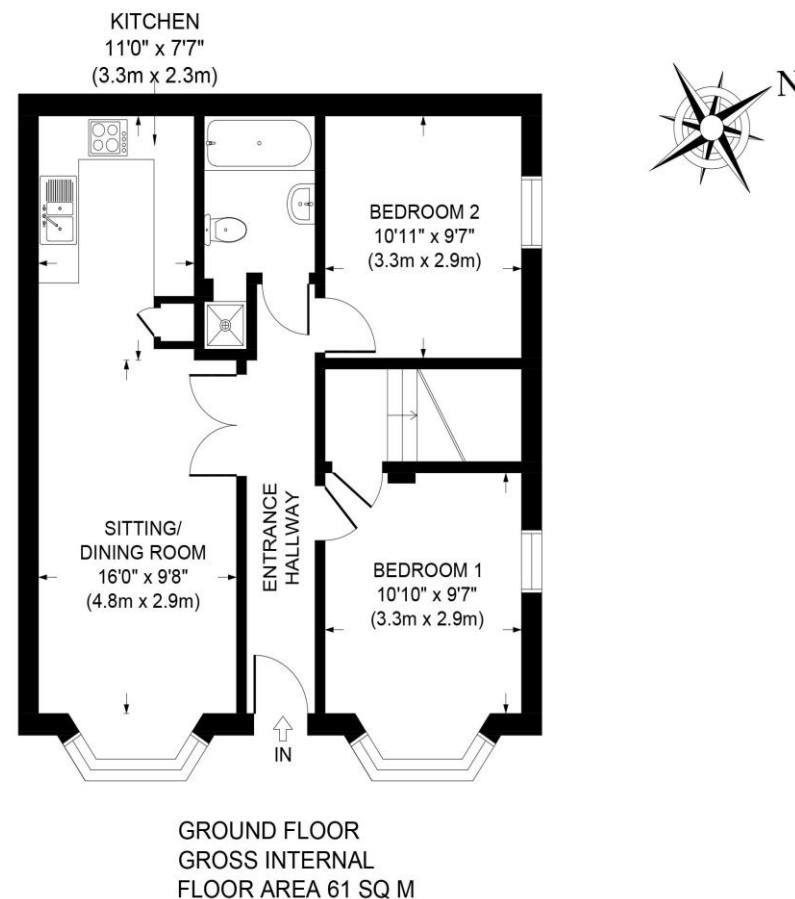
Princes Risborough is within easy driving distances of the larger towns of both High Wycombe and Aylesbury.

Princes Risborough is on the edge of the tranquil Chiltern Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network with an excellent train service on the Chiltern Line to London Marylebone, with direct trains taking just 35 minutes. Excellent road links to M40 giving access to both London and Birmingham.

Local Authority – Buckinghamshire Council

Council Tax - C

EPC - C



APPROX. GROSS INTERNAL FLOOR AREA 656 SQ FT / 61 SQ M
1 LACEMAKERS COURT

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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