

Princes Risborough

9 Milton Gardens | Princes Risborough | Bucks | HP27 9DD



Guide Price £250,000

ACCOMMODATION

Spacious first floor duplex apartment
Within a short walk to train station
Communal hall with stairs to first floor
Good sized sitting / dining room
Kitchen with range of base & wall units
Main bedroom situated on lower level
Staircase to bedroom 2, bedroom 3/study
Communal gardens to the front
Parking is located in driveway
Offered For Sale with NO ONWARD CHAIN



This deceptively spacious 2/3 bedroom duplex apartment is set over two floors and is situated within the popular market town of Princes Risborough which is surrounded by beautiful countryside with a vast network of footpaths and bridleways. The apartment is a short walk from the mainline train station giving access to London Marylebone. The property is entered via a communal hallway with staircase leading to the



first floor. There is a spacious open plan sitting room / dining area and kitchen with range of base and wall units including built in oven and gas hob. The main bedroom is situated on the lower level with a further single bedroom and occasional bedroom / study area situated on the upper level. There are well maintained communal gardens and parking in the private car park to the front of the property. The apartment benefits from gas central heating and offers spacious accommodation throughout. An early viewing is highly recommended.

KEY FEATURES

- Spacious 2/3 bedroom duplex apartment within Princes Risborough
- Ideally situated being a short walk from the mainline train station
- Close to the town centre as well as local amenities and leisure centre
- Easy access to the M40 to London, Oxford and Birmingham
- Ground Rent - £150 per annum. Service Charge - £1,383 per annum
- Offered For Sale with NO ONWARD CHAIN – 177 Years remaining on lease
- Please call Colombs on 01844 214421 to arrange a suitable time to view



SITUATION

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 which are all within walking distance of the picturesque High Street.

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 beautiful Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from being only 35 minutes, and road communications in the area are good with good road links to the National Motorway networks.

Local Authority – Buckinghamshire Council


Council Tax - C

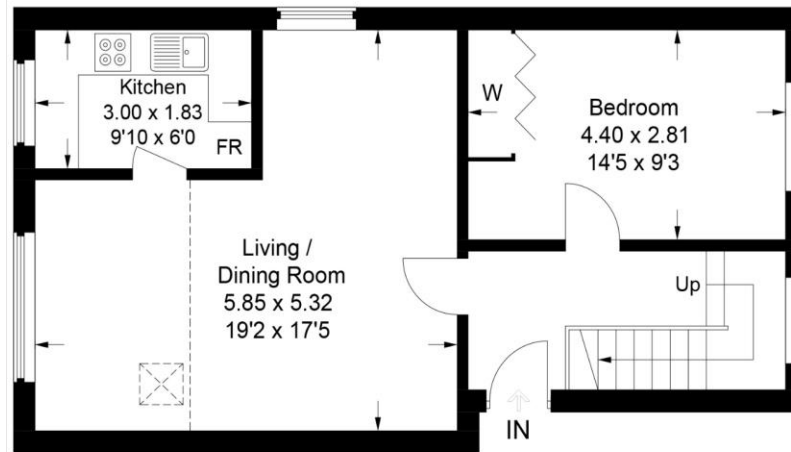
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9 Milton Gardens

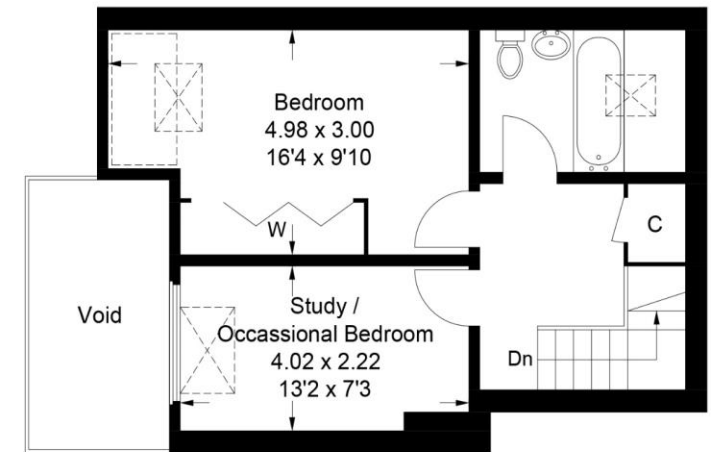
Approximate Gross Internal Area
First Floor = 53.3 sq m / 574 sq ft
Top Floor = 37.4 sq m / 402 sq ft
Total = 90.7 sq m / 976 sq ft
(Excluding Void)



 = Reduced headroom below 1.5m / 5'0



First Floor



Top Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.