



Cromwell Court, Nash, MK17 0NL



5 Cromwell Court  
Thornborough Road  
Nash  
Buckinghamshire  
MK17 0NL

£235,000

**A characterful 3 bedroom maisonette, one of just two, offering spacious and versatile first floor accommodation with 3 bedrooms and countryside views.**

The property has a ground floor entrance hall and the remainder of the accommodation is set on the first floor comprising a spacious landing which would make an ideal study/workspace, a living room with countryside views, a separate kitchen with appliances, 3 bedrooms and a shower room.

The property is located on a small private development of just 5 unique homes, located on the edge of the village with a courtyard garden, and parking space.

The maisonette is offered for sale with no onward chain.

- Maisonette in a Lovely Village Setting
- First Floor Accommodation
- Living Room with Countryside Views
- Kitchen with Appliances
- 3 Bedrooms
- Large Landing
- Carport Parking
- Small Garden
- CHAIN FREE SALE





### Ground Floor

A front door opens to the ground floor hall which has stairs to the first floor.

### First Floor

The first floor landing is a spacious area with plenty of space for a desk and furniture so could be used as a study or similar. Skylight window and a vaulted roofline which runs throughout the first floor..

The living room has fitted furniture with cupboards and shelving, access to the loft, and a window to the side with far reaching countryside views.

A kitchen has a modern range of units to floor and wall levels with composite worktops and integrated appliances to include an oven, combination microwave oven , electric hob, extractor to hood, fridge/ freezer and washing machine.

Bedroom 1 is a double bedroom with a window to the side aspect and fitted wardrobes. Exposed truss rafters.

Bedroom 2 has a skylight window.

Bedroom 3 has a skylight window.

The shower room has a modern suite comprising of WC, wash basin and double sized walk-in shower cubicle. Skylight window, airing cupboard and further storage cupboard.

### Garden & Carport Parking Space

Gates give pedestrian and vehicle access to a small private courtyard owned by a neighbouring property with a right of access to number five and the open carport parking space. The private garden is laid with India sandstone paving.

### Heating

Electric heaters and immersion heater for hot water.

### Cost/ Charges/ Property Information

Tenure: Leasehold with a 999 year lease from September 1995 until 2994.

Annual Ground Rent: None

Annual Service Charge: None

Local Authority: Aylesbury Vale

Council Tax Band: C

### Nash & Nearby Facilities

Nash a small village which has had relatively little development, conveniently located in between the

historic towns of Stony Stratford, Winslow and Buckingham, with Milton Keynes easily accessible. All of which are a short drive away. Nearby, Hedgerows is a farm shop offering fresh meat, fresh veg. fresh fruit, fresh eggs, located on the Winslow Road going towards the A41. Caterfare is a cash & carry and sells milk milk, bread and lots more on the Little Horwood Rd. Nash.

Winslow Community bus offers 7 journeys a month plus days out. The Village Hall offers a cafe once a month, and a bar once a month. Other community offerings include 3 village lunches every year, open gardens, yearly fete, knit and natter, a book club, allotments and the restored bus shelter is now a library for all to use.

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

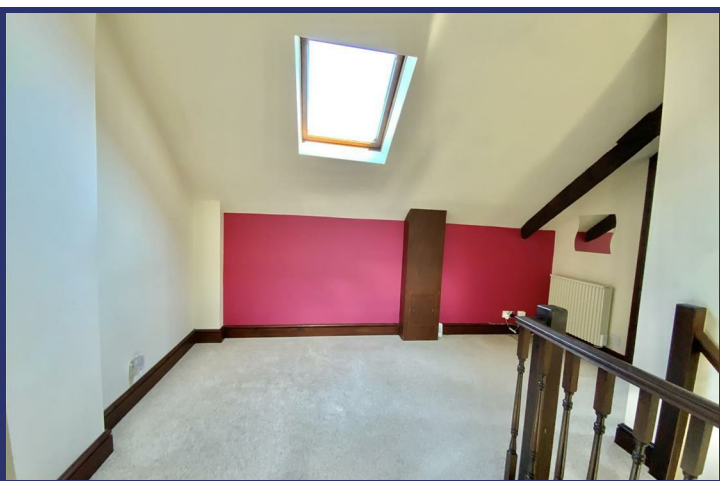
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

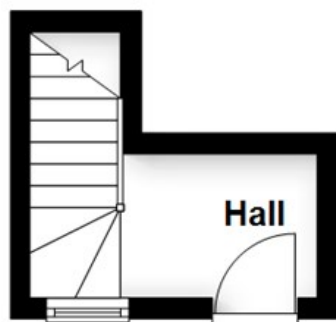
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

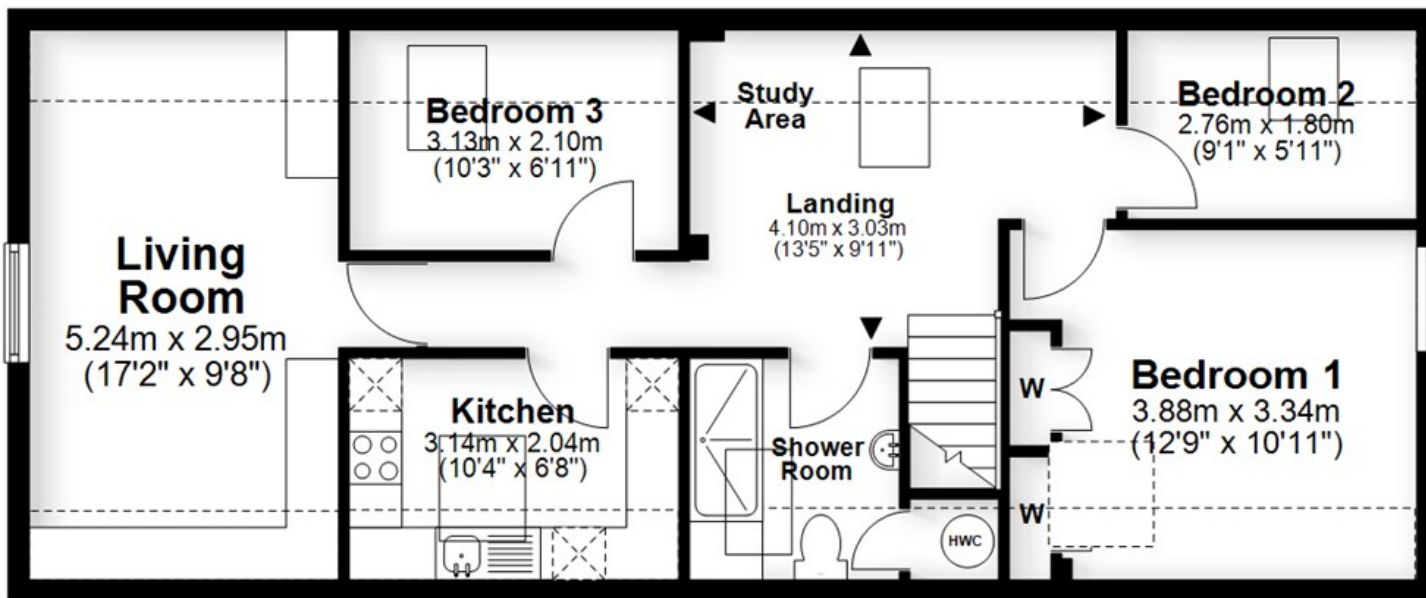




## Ground Floor

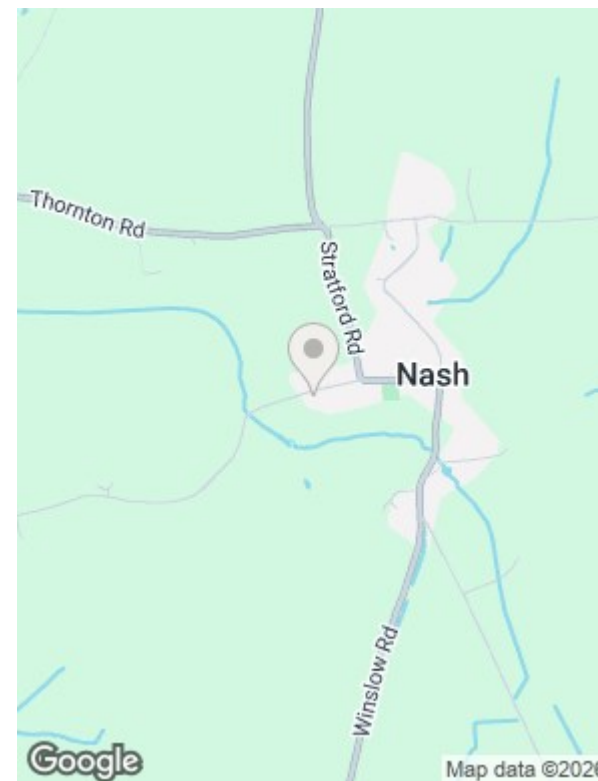


## First Floor



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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

