

CRENDON **H**OUSE

Est. 1971



**2 Knaves Hollow, Wooburn Moor, High
Wycombe, Buckinghamshire, HP10 0PB**

£190,000 - Leasehold

A spacious and well presented ground floor apartment offering bright and comfortable accommodation, making it an ideal first-time purchase, investment opportunity or downsizing option.

The accommodation is approached via a welcoming entrance hall with useful storage and leads through to a generous living room enjoying a pleasant outlook and providing ample space for both sitting and dining areas. The separate kitchen has been fitted with a modern range of shaker style units complemented by contrasting work surfaces and tiled splashbacks, together with a range of integrated and freestanding appliance space. The bedroom is an excellent size double room and benefits from fitted wardrobes, providing plentiful storage, whilst the bathroom has been stylishly updated with contemporary tiling and comprises a white suite with shower over the bath and vanity storage. The property has been well maintained throughout and is presented in tasteful neutral tones, allowing a purchaser to move straight in. Further benefits include residents' parking and a long lease with approximately 113 years remaining.

Lease Details –
Years Remaining –
Grounds Rent –
Service Charge -

Knave's Hollow enjoys a convenient position within easy reach of the amenities of Wooburn Green village, with its popular pubs, cafés and local shops. Bourne End, Beaconsfield and High Wycombe are all easily accessible, offering a wider range of shopping and leisure facilities. For commuters, the area is particularly well placed, with Bourne End station providing connections to Maidenhead and the Elizabeth Line, whilst High Wycombe and Beaconsfield stations offer direct services to London Marylebone. Junction 3 of the M40 is also close by, providing excellent access to London, Oxford and Heathrow Airport.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £50(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Spacious Ground Floor Apartment

Approximately 113 Years Remaining On The Lease

Bright And Spacious Living Room With Space For Dining

Modern Fitted Kitchen With Shaker Style Units

Stylish Contemporary Bathroom With Shower Over Bath

Well Presented Throughout In Neutral Décor

Entrance Hall With Useful Storage

Residents' Parking And Well Maintained Communal Grounds

Council Tax Band: B
EPC Rating: E

Crendon House – Wooburn Green

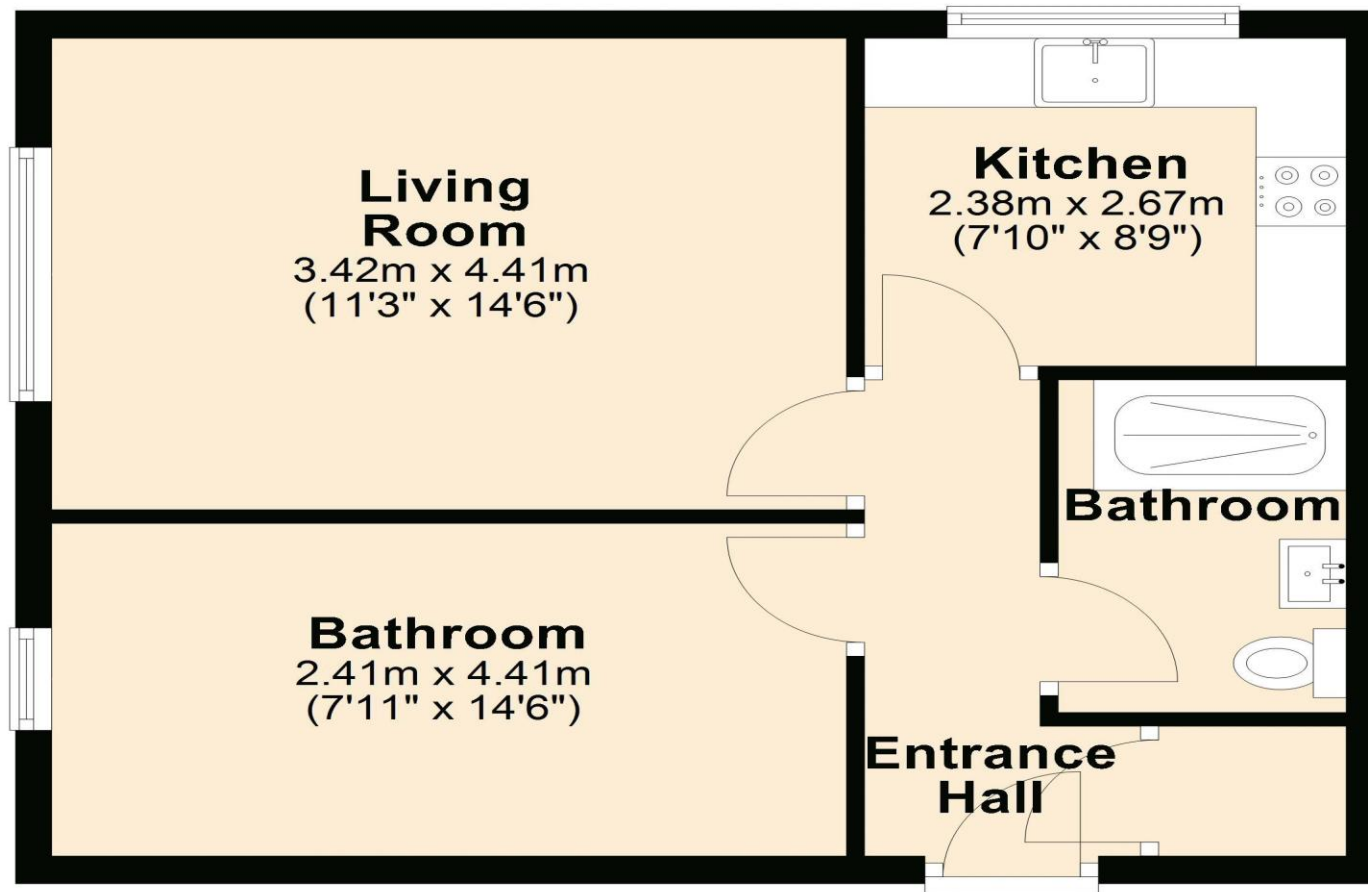
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Ground Floor



Total area: approx. 42.6 sq. metres (458.0 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.