



9 Russell House Cressington Place, Bourne End

£320,000





# 9 Russell House Cressington Place

Bourne End

A spacious top floor apartment which is conveniently positioned close to the village centre. Entrance hall, Sitting/Dining room, Kitchen, Three bedrooms, Bathroom, Gas central heating, Double glazing, Parking available, Communal gardens.

Council Tax band: C

Tenure: Share of Freehold







### **Entrance hall**

Radiator, shelved storage cupboard, access to boarded loft space, wall thermostat

### **Sitting/Dining room**

Radiator, dimmer switch, window to front, door to BALCONY

### **Kitchen**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in double oven, fitted four ring gas hob with extractor over, space for fridge, space for freezer, space and plumbing for washing machine, cupboard housing Worcester gas fired central heating boiler, part tiled walls, radiator, window to front

### **Bedroom 1**

With a range of fitted wardrobes, radiator, window to rear

### **Bedroom 2**

With door to balcony, radiator, window to rear

### **Bedroom 3**

Radiator, window to rear

### **Bathroom**

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin, part tiled walls, radiator, shaver point, down lighters, window to front

### **Communal gardens**

Attractive communal gardens surround the property

### **Parking**

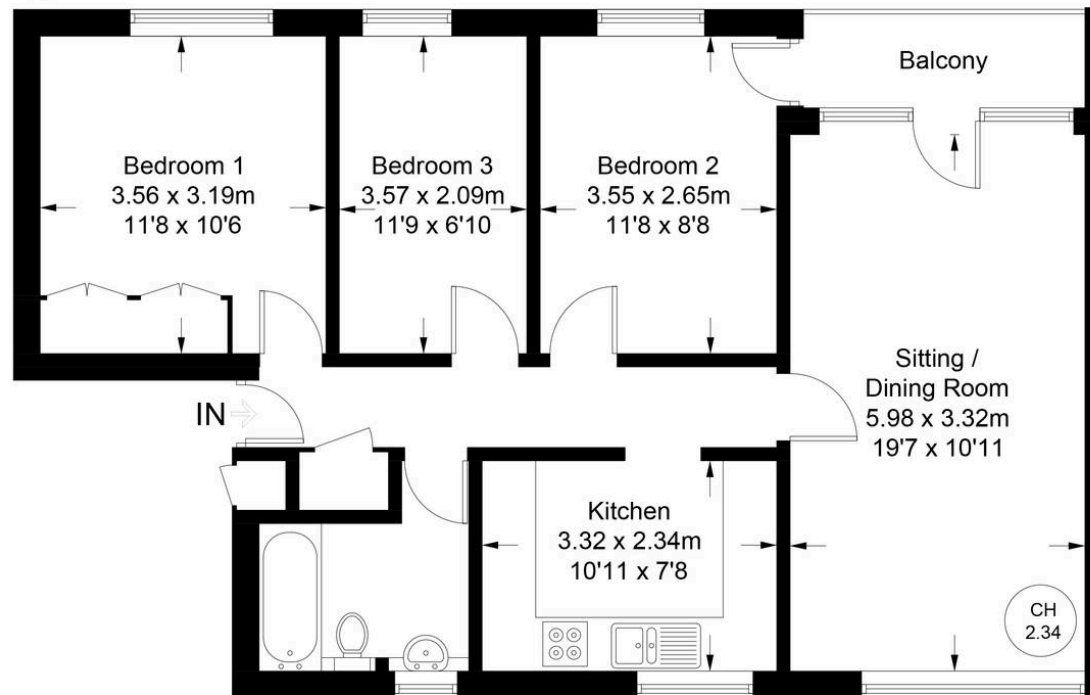
Parking is available for residents (it is not allocated)



Approximate Gross Internal Area = 70.8 sq m / 762 sq ft  
Outside Cupboard = 0.3 sq m / 3 sq ft  
Total = 71.1 sq m / 765 sq ft



CH  
2.34 = Ceiling Height



## Second Floor

Floor Plan produced for Robertsons by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Robertsons Estate Agents

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