



2 Old Watery Lane, Wooburn Green

£285,000



Robertsons

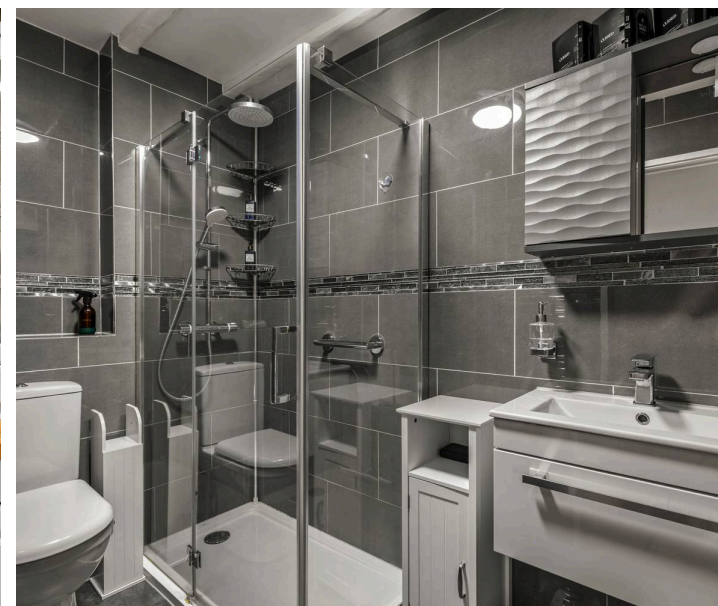
## 2 Old Watery Lane

Wooburn Green, High Wycombe

A well appointed ground floor apartment in the local conservation area, offered for sale with an extended lease and no upward chain, in this popular location backing on the River Wye. Entrance hall, Sitting room/Dining room, Kitchen/Breakfast room, Two bedrooms, Bathroom, Electric heating, Double glazing, Adjacent parking space plus visitors parking area, Communal gardens. NO CHAIN.

Council Tax band: C

Tenure: Leasehold





#### **Entrance hall**

Electric heater, down lighters, dimmer switch, fuses, beamed ceiling, wooden flooring

#### **Sitting/Dining room**

With sliding patio doors to front, wooden flooring, beamed ceiling, down lighters, dimmer switch, window to front

#### **Kitchen/Breakfast room**

Fitted with a range of eye and base level units incorporating butler sink unit with mixer tap, wooden worktops, built in oven, fitted four ring Neff hob with extractor over, space and plumbing for slim line dishwasher, space and plumbing for washing machine, space for dryer, space for fridge/freezer, tiled flooring, beamed ceiling, tiled splash backs, space for table and chairs, window to rear

#### **Bedroom 1**

With mirrored double built in wardrobe, airing cupboard housing hot water cylinder and shelved storage, electric heater, down lighters, beamed ceiling, dimmer switch, window to rear

#### **Bedroom 2**

Electric heater, down lighters, beamed ceiling, window to rear

#### **Shower room**

Shower cubicle housing fitted rainfall shower unit, low level W.C., wash hand basin with mixer tap and storage under, heated towel rail, tiled walls, beamed ceiling

#### **Parking**

An adjacent block paved driveway provides parking for one car. There is a visitors parking area close by.

#### **Communal gardens**

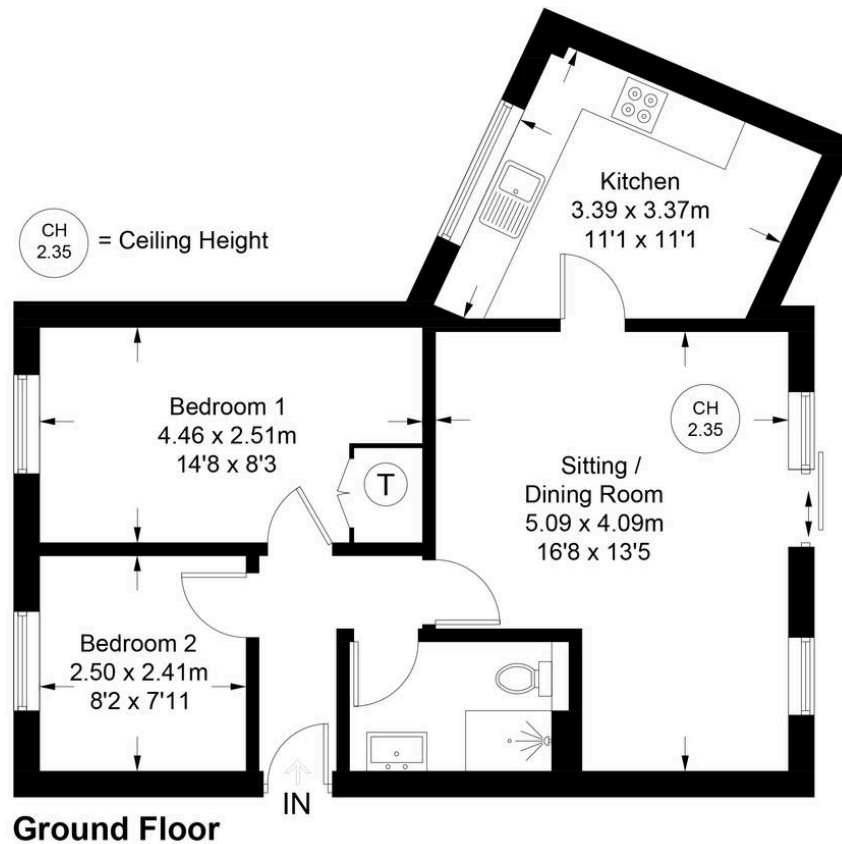
Adjoining the River Wye, mainly laid to lawn with flower and shrub borders

#### **External under stairs storage cupboard**

In the communal entrance hall is an under stairs storage cupboard



Approximate Gross Internal Area = 54.9 sq m / 591 sq ft



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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