



Mill Road, Buckden, PE19 5RY

£235,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

PRICED TO SELL

****SIMPLY STUNNING RIVERSIDE
APARTMENT WITH PRIVATE BALCONY
OVERLOOKING THE RIVER****

Offering around 730sqft of accommodation, this charming two double bedroom apartment boasts a gorgeous open plan living/ dining space with French doors leading out to your own private balcony with unrivalled views across the marina and down the river. There is an open plan kitchen with an extensive range of integrated appliances and a separate utility cupboard, the principle bedroom offers an en suite bathroom and fitted wardrobes, then a really well proportioned second bedroom and a separate shower room.

Outside, there are communal gardens with seating areas, allocated parking for the residents and an extremely useful storage shed.

This is just perfect if you've ever dreamed of an idyllic water side setting for your next home and viewing is highly recommended!!

Entrance Via

Entrance Lobby
7'3 x 4'9 (2.21m x 1.45m)

Utility Cupboard
6'2 x 4'1 (1.88m x 1.24m)

Sitting/ Dining Room
20'8 x 13'10 (6.30m x 4.22m)

Kitchen
11'9 x 8'4 max (3.58m x 2.54m max)

Inner Hallway
6'4 x 2'10 (1.93m x 0.86m)





Bedroom One
10'7 x 10'3 (3.23m x 3.12m)

En Suite Bathroom
7'3 x 6'0 (2.21m x 1.83m)

Bedroom Two
10'5 x 9'4 (3.18m x 2.84m)

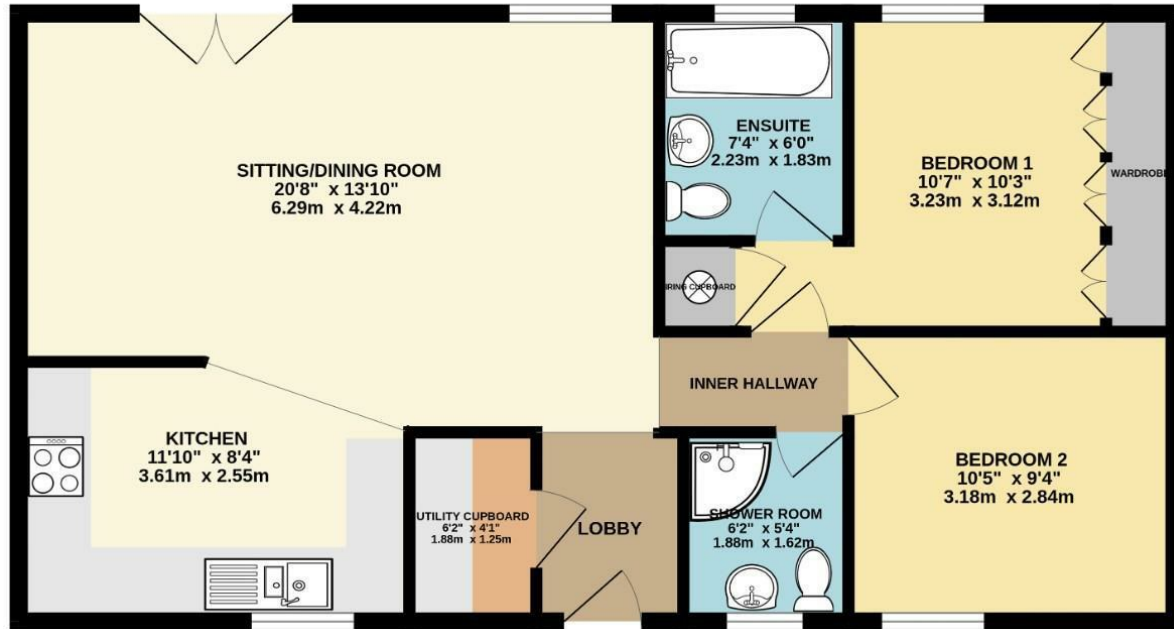
Shower Room
6'2 x 5'4 (1.88m x 1.63m)

Outside

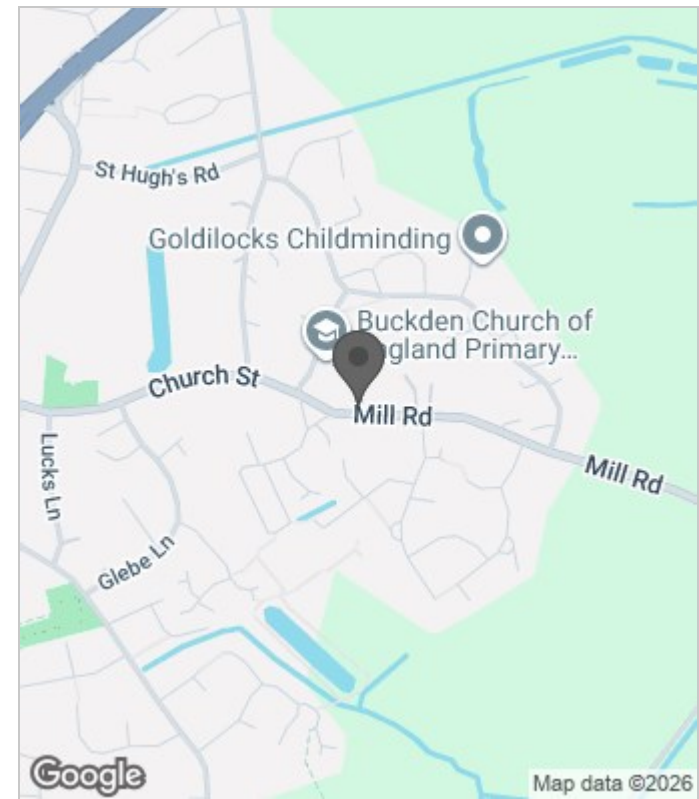
Agents Note



GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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