Hurst Estate Agents

£225,000

Leasehold

Offered to the market with NO ONWARD CHAIN, this well-presented one-bedroom ground floor apartment is ideally suited to first-time buyers, investors, or those looking to downsize. The property is presented in excellent condition throughout and enjoys a desirable position in the heart of Wooburn Green, combining convenient access to everyday amenities with nearby scenic countryside walks, offering an appealing balance of tranquillity and accessibility. The accommodation comprises; bright and modern open-plan kitchen and living area, well-proportioned double bedroom, and a contemporary wet room. Further benefits include; ample on-street parking, well-maintained communal gardens, and a long lease. This is a fantastic opportunity to acquire a low-maintenance home in a sought-after village location. An internal viewing is advised.

- NO ONWARD CHAIN
- LONG LEASE REMAINING
- AMPLE ON-STREET PARKING
- CLOSE TO LOCAL AMENDITIES
- GROUND FLOOR APARTMENT
- IDEAL PURCHASE FOR FIRST TIME BUYERS & INVESTORS ALIKE
- UPVC DOUBLE GLAZING
- AN INTERNAL VIEWING IS ADVISED

4 Lincoln House, Brookfield Road, Wooburn Green, Bucks, HP10 0QA

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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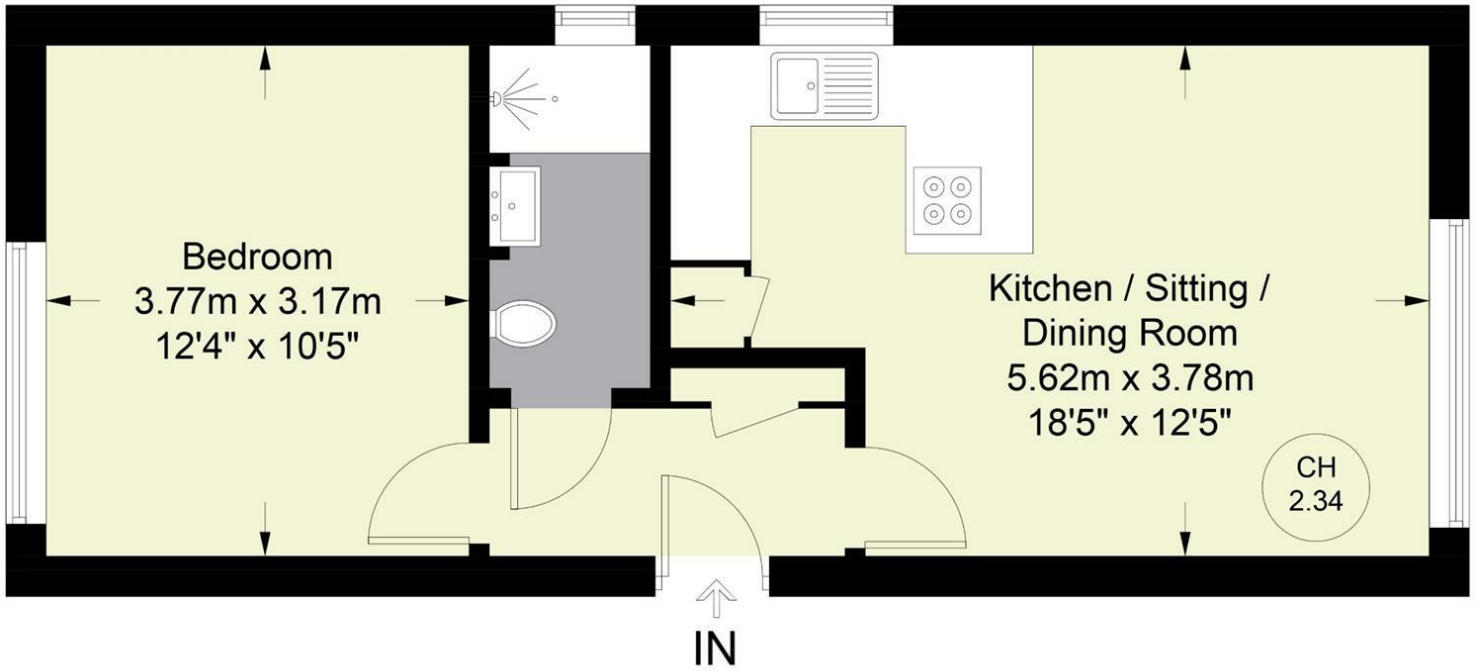
LEASEHOLD LENGTH: 115 years remaining. SERVICE CHARGE: £2,190.80 per annum. GROUND RENT: £350 per annum

EPC Rating: 76

Brookfield Road

Approximate Gross Internal Area = 423 sq ft / 39.3 sq m

CH 2.34 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade Ltd ©.
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.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.