



## **19 Framers Court, Ellis Way, Lane End, Buckinghamshire HP14 3LL**

A spacious, two-bedroom, duplex apartment overlooking beautiful landscape gardens and within walking distance of local shops and facilities.

**Entrance Hall**

**Downstairs Shower Room**

**Sitting/Dining Room**

**Kitchen**

**Two Double Bedrooms**

**Ensuite Bathroom**

**Terrace**

**Underground parking**

**150year Lease (from 1991)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

19 Framers Court is a spacious two bedroom, duplex cottage with balcony and terrace.

On entering the cottage, you walk into a spacious entrance hall with doors leading to the sitting/dining room, shower/cloakroom and bedroom 2.

The light and airy open plan sitting/dining room has double doors leading out onto the terrace and double doors into the kitchen/breakfast room. The kitchen/breakfast room has a lovely double aspect and a range of fitted units. It has a integrated dishwasher freestanding washing machine and fridge/freezer. Bedroom 2 has built in wardrobes.

Upstairs the spacious master bedroom has fitted wardrobes and an ensuite bathroom. There is a study area on the large landing and also a useful storage room.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. The secure underground parking, is located near to the property.

**Guide Price: £419,500 (Leasehold)**

## Directions to Framers Court

From Oxford and the west exit the M40 at Junction 5 (Stokenchurch) and take the B482 to Marlow. Cross over the motorway and continue through Bolter End and into Finings Road and the village of Lane End. Pass through the village centre and on into the High Street.

In a short distance Ellis Way will be found on your right and the entrance to Framers Court will be ahead of you.

**Please note: Cognatum Estates management charge £500 plus VAT for the leasehold pack once the property is sold.**

**For viewings please call the Estate Manager on 01494 882743 / 07384 113058 (Mon-Fri 9am-5pm)**



Sitting/Dining Room



Sitting/Dining Room



Kitchen/breakfast room



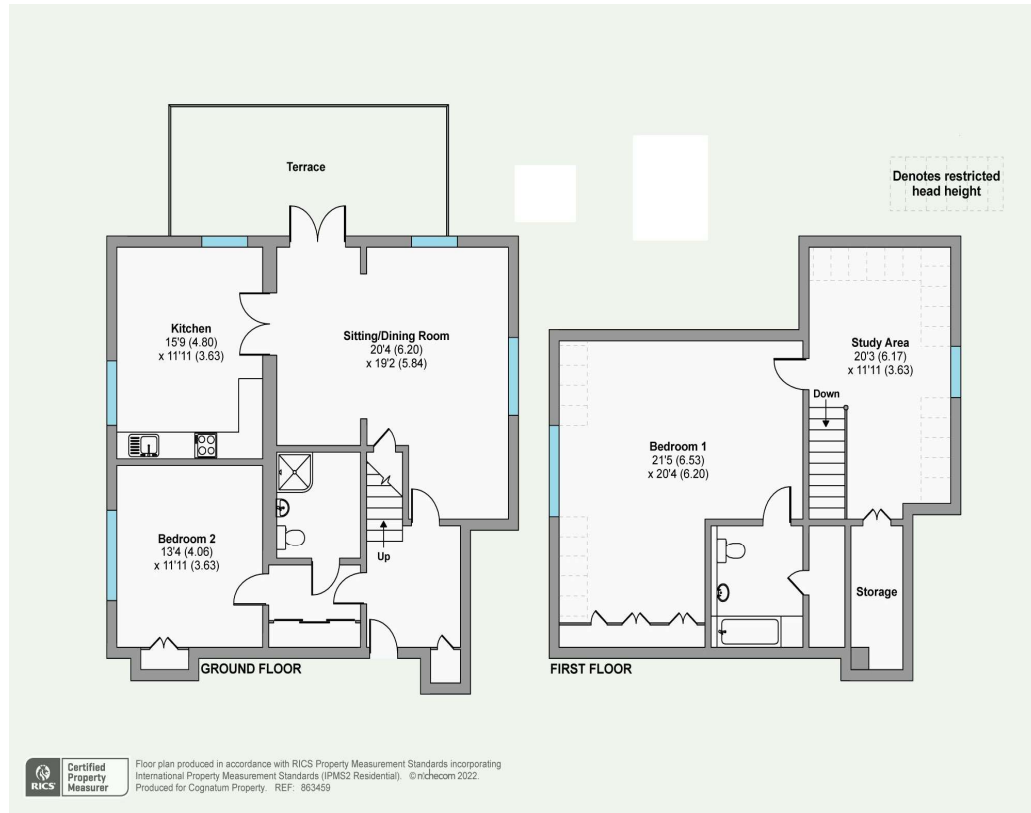
Bedroom 1



Bedroom 2



Bathroom



Terrace

**Approximate Gross Internals: 154.0 m<sup>2</sup> / 1657 ft<sup>2</sup> Service Charge: £6,236pa**

**Energy Performance Rating: D**

**Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

## Framers Court

Framers Court is a beautifully-crafted estate of flint and brick cottages and apartments, built on different levels. The name commemorates a small chair-makers' workshop that stood there in Victorian times, when that was the principal industry in the area. The estate is tucked into a sheltered hollow just off the high street. There is a lower-garden courtyard with a grand flight of steps leading to a more formal courtyard and then a further flight of steps to an archway and lychgate leading directly to the shops. All the levels are accessible without the need to climb stairs.

Lane End is a pretty village high in the Chilterns with beechwoods and rolling countryside all around. As well as two wonderful pubs, the village has some good shops, a hairdresser, delicatessen and supermarket, and the Village Hall hosts a variety of clubs and societies. This is ideal walking country, with a network of footpaths linking Lane End to nearby villages and making it easy to enjoy the estate's location in the heart of the Chiltern Hills Area of Outstanding Natural Beauty and right on the doorstep of the Aston Rowant National Nature Reserve. Golf enthusiasts will be spoilt for choice, with more than 10 clubs within a 10-mile radius of the estate.

## Services and Amenities at a Glance



27 PROPERTIES  
BUILT 1991

RESIDENT  
ESTATE  
MANAGER

LAUNDRY  
FACILITY

GARDENER

GUEST  
SUITE

MINIBUS  
SERVICE



Framers Court Gardens



Lane End



Aston Rowant Nature Reserve



Holy Trinity Church

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PROPERTY

RETIRE IN STYLE

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