Wagstaff Way

, Olney, MK46 5FD

FINE & COUNTRY

21 Wagstaff Way

Olney MK46 5FD

A top floor penthouse apartment with a delightful vista towards the many and varied specimen trees which adorn the riverbank of the River Ouze as it wends its way around the delightful market town of Olney. The property is well appointed and offers vacant possession.

The accommodation comprises: Secure entrance, carpeted staircase rising to our apartment on the second floor, Entrance hall, Sitting room, Well fitted kitchen, Two bedrooms, Bathroom, Gas radiator central heating, Off road parking, Long lease.

Property walk through
Through the key controlled entrance which provides a safe and secure environment the carpeted staircase rises two floors to our apartment. Open the door to a long hallway with a useful shelved storage cupboard, wander along to the sitting room which is a very light room with dramatic views through the glazed double doors which are protected by a "Juliet" balcony. An archway opens to a well equipped kitchen having an integrated fridge/freezer, washing machine, built in oven with four ring gas hob and extractor over. The gas fired boiler is concealed within a matching wall mounted cabinet. There are a good range of work surfaces and tiling to the splash areas, The main bedroom enjoys the same delightful aspects as the living room and again has a protective "Juliet" balcony. A double wardrobe is built in to one wall. The second bedroom has a window on the side elevation. The bathroom comprises of a panelled bath with shower attachments, wash basin and low flush WC. The walls are extensively tiled. There is a communal area of garden.

Agents notes
Remaining Length of lease is 980 years
Council tax band is "B"

Ground rent is zero
Service charges are: £154 per annum for the unadopted road and
£1600.00 per annum for maintenance of common parts and buildings insurance
Mains Gas
Mains water
Mains electricity
Full fibre broadband FTTP
EPC rating "C"

Illustration for identification purposes only,
measurements are approximate, not to scale.
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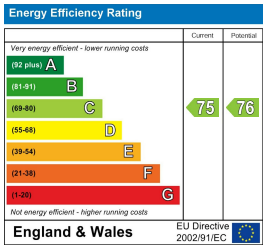

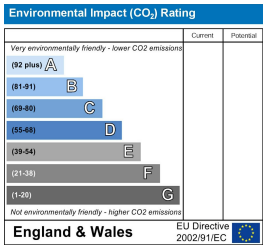

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1 Silver End, Olney,
Bucks MK46 4AL
01234 975999 olney@fineandcountry.com
www.fineandcountry.co.uk

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