

CRENDON HOUSE

Est. 1971

**Glory Mill - Stunning Views – Wooburn Green
Offers in Excess of £400,000 Leasehold**



A beautifully presented second floor apartment situated in an exclusive gated development, within easy reach of the village centre and the superb local transport links. With a southerly aspect, it is light & airy throughout with high ceilings & picture windows that take advantage of the stunning views over the River Wye and local countryside. There are numerous benefits to this property including fitted kitchen with white goods, 2 allocated parking spaces, fitted wardrobes to both bedrooms, an en-suite to master bedroom, security entry system, lift, beautiful communal grounds, 105 + year lease, EPC graded B and further storage. This stunning apartment needs to be seen to be appreciated.. NB. The owner is willing to sell the furniture with the property, subject to negotiation.

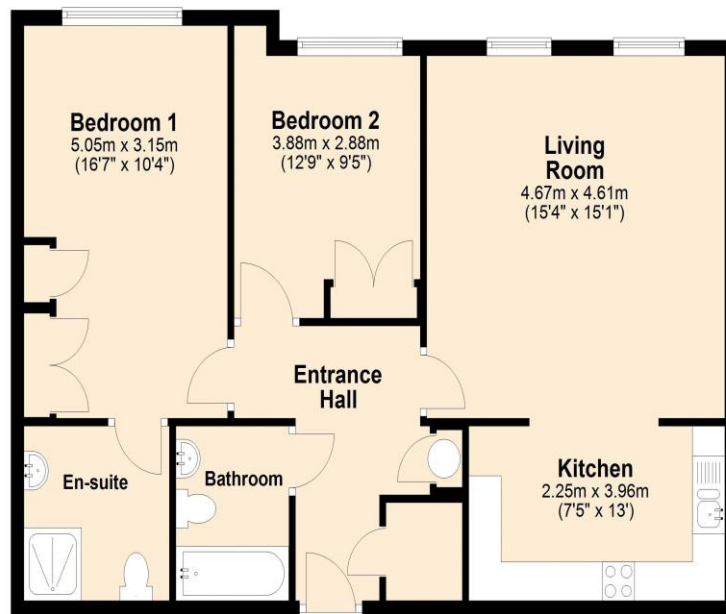
Council Tax Band: C Ground Rent: £504 Service Charge: £1760

Stunning Views
2 Double Bedrooms
Secure Parking

Exclusive Gated Development
En-Suite
Lift

11 The Mill, Coaters Lane, Wooburn Green, Bucks, HP10 0FN

Ground Floor



Total area: approx. 77.0 sq. metres (829.3 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
Plan produced using PlanUp.

Accommodation Comprises:

Entrance Hall:

Security entry phone, cupboard housing heating & water system, further large storage cupboard, radiator

Living Room: 15' 4" x 14' 10" (4.67m x 4.51m)

2 double glazed windows to front aspect, 2 x radiators, telephone & television points, coving.

Kitchen: 13' 0" x 7' 5" (3.96m x 2.25m)

Fitted with a range of base & eye level units with roll-top work surfaces incorporating a one and a half bowl sink with drainer & mixer tap, built in oven & hob with overhead extractor. Fitted washing machine & dishwasher along with a tall fridge/freezer.

Bedroom 1: 16' 7" x 10' 4" (5.05m x 3.15m)

Triple built-in wardrobes, double glazed window to front aspect, radiator, coving

En-suite:

Double shower, close coupled WC, pedestal wash hand basin, part tiled walls, radiator.

Bedroom 2: 12' 9" x 9' 5" (3.88m x 2.88m)

Double glazed window to front aspect, radiator, built in double wardrobes, feature recess.

Bathroom:

Panel enclosed bath, close coupled WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

Parking:

There is allocated parking for 2 vehicles, one of which is gated and secure.

Leashold Information:

Lease Term Remaining: 105 years

Ground Rent: £504 pa

Service Charge: £1760 pa

Council Tax Band: C

EPC Rating: B

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
01628 527766**