

CRENDON **H**OUSE

Est. 1971

Wooburn Green - Penthouse Apartment £315,000- Leasehold



Rarely available - A stunning & extremely spacious one bedroom penthouse apartment situated in a very popular cul-de-sac location close to the village centre of Wooburn Green. This beautifully presented property would be ideal for an investment or first-time buyer with over 750 square feet of living space. There are numerous benefits including 2 balconies, a huge walk-in wardrobe, a galleried landing large enough for a study nook/area, a 22ft + open plan living/kitchen/dining room complete with a full range of integrated white goods, secure bin & bike storage, communal gardens for entertaining & allocated parking.

Council Tax Band - C

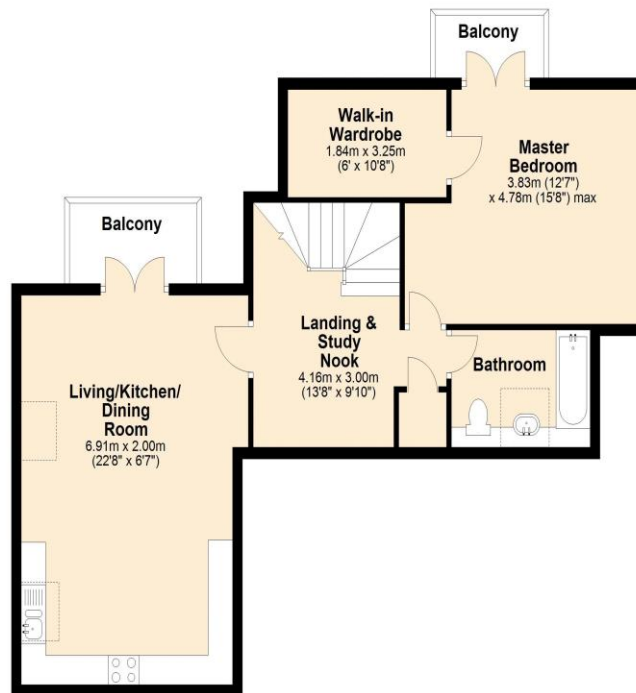
EPC Rating - B

**Penthouse Apartment
Short walk to Village Centre
Parking**

**Beautifully Presented
2 Balconies
22ft + Living/Kitchen Area**

22 Compton Road, Wooburn Green, High Wycombe, **Buckinghamshire, HP10 0AW**

Ground Floor



Total area: approx. 74.9 sq. metres (806.3 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.

Ground Floor:

Communal entry door with entry phone system, stairs to upper floor.

First Floor:

Entrance Hall:

Stairs rising to penthouse floor which open to a large open plan hallway with ample space to be used as a study, there are timber doors to all rooms, a radiator, velux window, large cupboard housing the boiler, electric meter and fuse box and the tumble dryer.

Open-plan Kitchen/Living/Dining area: 22' 5" x 14' 2" (6.83m x 4.31m)

Living Room Area:

Double glazed French doors opening on to balcony, two vellum windows, spotlights, TV point, radiator, Karndeadn flooring.

Kitchen/Dining Area:

Fitted with a range of base and eye level units with stone worksurfaces, one and a half bowl stainless steel sink unit with drainer and mixer taps, integrated

fridge, freezer and dishwasher, inset gas hob with extractor hood over and stainless steel splash back, integrated oven underneath, pull out bin cupboard, karndean flooring, and space for a table and chairs.

Bedroom: 14' 5" x 12' 4" (4.39m x 3.76m)

Large double glazed patio doors to balcony, large walk in wardrobe, radiator, telephone point.

Bathroom:

White suite comprising panel enclosed bath with mixer taps and shower over with glass shower screen, wall mounted wash hand basin, concealed cistern WC, heated towel rail, spotlights, extractor fan, part tiled walls, built in shelf, tiled floor.

Leashold Information:

Lease Term Remaining:

Ground Rent:

Service Charge:

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.

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