

Northcroft, Wooburn Green

£240,000 - Leasehold



We are delighted to offer to the market this extremely well presented ground floor apartment located at the end of a quiet cul-de-sac within a short level walk to the village centre of Wooburn Green. The property has many benefits including the solid oak flooring throughout all the living areas and bedroom, custom built oak kitchen and bathroom cabinetry, extremely large rooms with ample built in storage throughout the apartment, double glazing, gas central heating, its own garage with eaves storage as large as a private loft above, low ground rent and good service charges, and set at the rear of the block overlooking the leafy green quiet communal gardens which have the Wye stream running around them. The vendor is selling the property with no chain above and the property really must be seen to fully appreciate all it has to offer.

No Chain
Pets Allowed on Lease
Tranquil Setting

Ground Floor
Garage Plus Storage
Solid Oak Flooring

2 Oakley, Northcroft, Wooburn Green, Buckinghamshire, HP10 0BZ



Total area: approx. 51.4 sq. metres (553.7 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: 0' 0" x 1' 0" (0m x 0m)

Lounge/Diner: 17' 6" x 11' 6" (5.33m x 3.50m)

Solid oak flooring, two double glazed windows to rear aspect and one double glazed window to side aspect, radiator.

Kitchen: 8' 10" x 8' 6" (2.69m x 2.59m)

Bespoke custom built oak kitchen with solid oak work surface and a range of base and eye level units with integrated gas hob with extractor fan over and electric oven underneath, space for fridge freezer, space and plumbing for washing machine and tumble dryer with both appliances able to be left, one and half bowl sink unit with drainer and mixer taps, tiled walls, boiler that was replaced last year, double glazed window to rear aspect.

Bathroom:

Fitted bath with mixer taps, shower over and custom oak panelled side, enclosed cistern WC and inset basin set in custom built birch units with solid oak top, built in storage cupboard with mirrored door, tiled walls and floor, heated towel rail, extractor fan.

Bedroom: 14' 2" x 12' 4" (4.31m x 3.76m)

Solid oak floor, radiator, double glazed window to rear aspect, large built in wardrobe.

Outside:

Communal Gardens:

Laid to lawn with a mature tree and opens down to the Wye stream.

Garage:

Private garage with vaulted roof providing eaves storage over.

Leashold Information:

Lease Term Remaining:

Ground Rent:

Service Charge:

Council Tax Band: C

EPC Rating: D

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**