



HUNT & NASH

Est. 1938

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2 Wheatsheaf House, Glory Mill Lane Wooburn Green, Buckinghamshire HP10 0FJ

**SPACIOUS FIRST FLOOR APARTMENT: THREE BEDROOMS: EN SUITE SHOWER ROOM
BEAUTIFUL RE FITTED BATHROOM: TWO BALCONIES: MODERN KITCHEN
TWO ALLOCATED PARKING SPACES: DELIGHTFUL RIVERSIDE COMMUNAL GARDENS
TASTEFUL DECOR THROUGHOUT: FABULOUS PROPERTY
EPC RATING C**



A stunning three bedroom first floor apartment in this landmark building, on the site of a former mill, that is very well maintained both inside and out and conveniently located for all local amenities and swift access to the M40 at Junction 3.

A spacious sitting room enjoys a double aspect with a small balcony and an opening through to the open kitchen. Fitted with a range of wall and base units above and below fitted worktops the kitchen provides space for all the usual appliances and has a window to the side.

The master bedroom benefits from fitted wardrobes and there is a glazed door leading out to a large terrace with a lovely outlook over the communal gardens. Off the master bedroom is an en suite shower room with a stylish white suite of walk in shower, WC and wash hand basin. The second bedroom also benefits from fitted wardrobes and there is a third bedroom that is ideal as either a study or an office and perfect for working from home.

A recently refitted bathroom services the second and third bedrooms and has been finished to a very high spec, fully tiled with a bath, wash and basin and WC. There are also fitted vanity units, mirror and a new heated towel rail.

Located behind electric gates is the parking area for residents and this particular apartment enjoys two allocated parking spaces, one of which is under cover. The delightful communal gardens adjoin The River Wye and this apartment is highly recommended.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

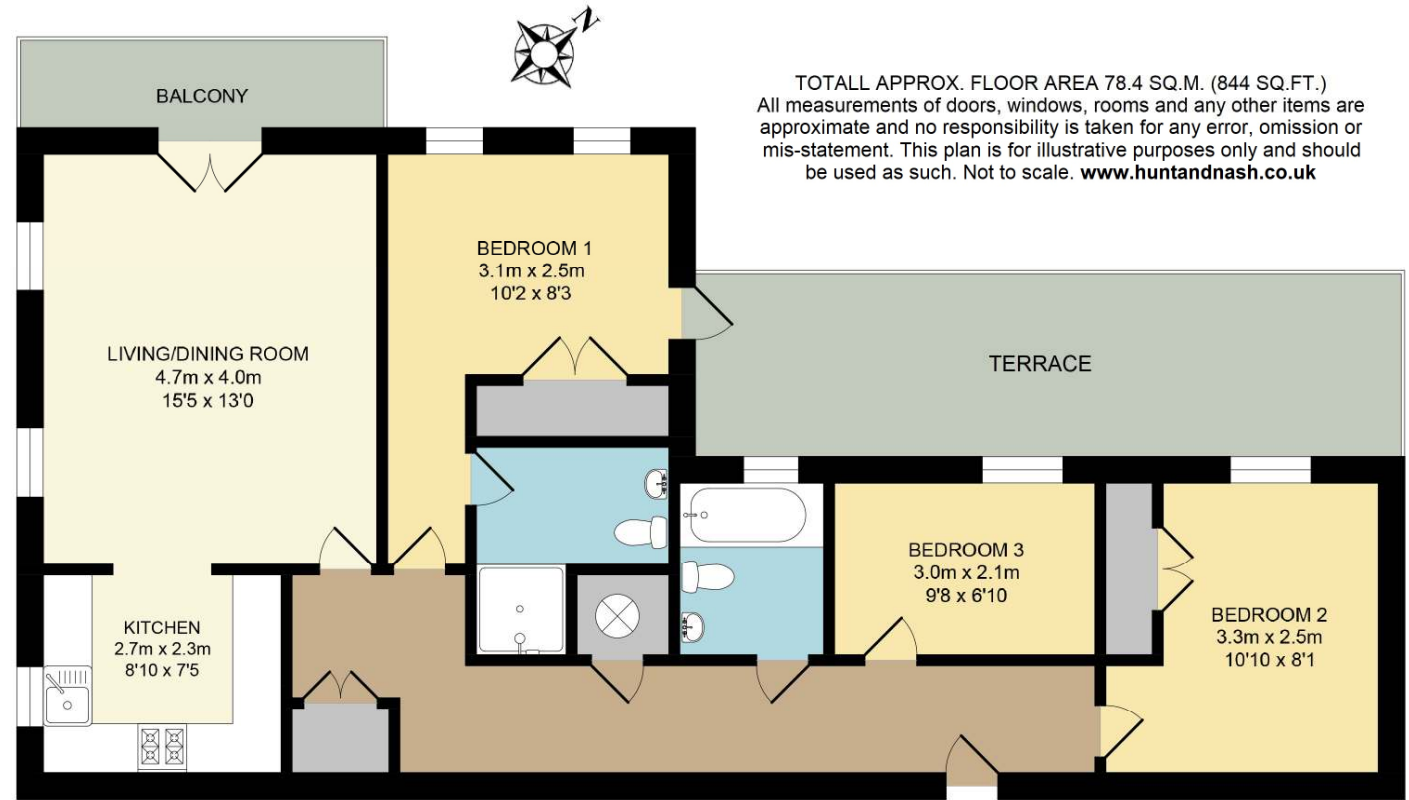
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Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

GUIDE PRICE . . . £365,000 . . . LEASEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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