



8 WOOBURN HOUSE, BOUNDARY ROAD
PRICE: £265,000 LEASEHOLD

am ANDREW
MILSOM

**8 WOOBURN HOUSE
BOUNDARY ROAD
WOOBURN GREEN
BUCKS HP10 9EG**

PRICE: £265,000 LEASEHOLD

A well-presented two bedroom first floor apartment situated in a convenient location offering light and airy living accommodation throughout.

**COMMUNAL ENTRANCE HALL:
ENTRANCE HALL: OPEN PLAN
LIVING/DINING/KITCHEN AREA:
TWO DOUBLE BEDROOMS:
MODERN FITTED BATHROOM:
ALLOCATED PARKING SPACE.**

TO BE SOLD: a two bedroom first floor apartment thoughtfully designed in a contemporary style with light, airy and spacious accommodation. The accommodation comprises an open plan kitchen/living/dining area, two double bedrooms, modern fitted bathroom and allocated parking for one car. The development is conveniently located with access to local villages which provide amenities for day to day needs. For the commuter, access to London can be gained by the nearby M40 motorway or from mainline stations at High Wycombe and Beaconsfield making the property an ideal purchase for either a first time buyer or a buy to let investor. The accommodation comprises:

COMMUNAL ENTRANCE HALL with stairs to First Floor Landing.

ENTRANCE HALL entered via a timber front door, storage cupboard and entry phone system.



BATHROOM modern suite comprising panel bath with mixer taps and dual head shower unit, low level w.c. with enclosed system, vanity unit with sink over and storage under, heated towel rail, fully tiled walls and floor.

OPEN PLAN KITCHEN/LIVING/DINING AREA



Living Area television aerial point, laminate flooring, double glazed doors opening onto balcony.



Kitchen/Dining Area fitted with a range of wall and base units, space for fridge freezer, electric oven and four ring gas hob with cooker hood over, space and plumbing for washing machine, stainless steel sink and drainer, cupboard housing wall mounted gas central heating boiler, double glazed windows to front and side, radiator.



BEDROOM ONE double glazed window to side, radiator.



BEDROOM TWO double glazed window to side, double glazed door opening onto external staircase, radiator.

OUTSIDE

PARKING one allocated parking space in resident's car park.

TENURE: Leasehold with 125 years from new in 2016.

MAINTENANCE CHARGE: £1,200 per annum.

GROUND RENT: £300 per annum.

000024000823 **EPC BAND: C**

COUNCIL TAX BAND: C

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. At the next roundabout turn left in the direction of Wooburn Green and upon reaching the village green continue onto Wycombe Lane which continues into Boundary Road where

Wooburn House can be found towards the far end on the left hand side.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

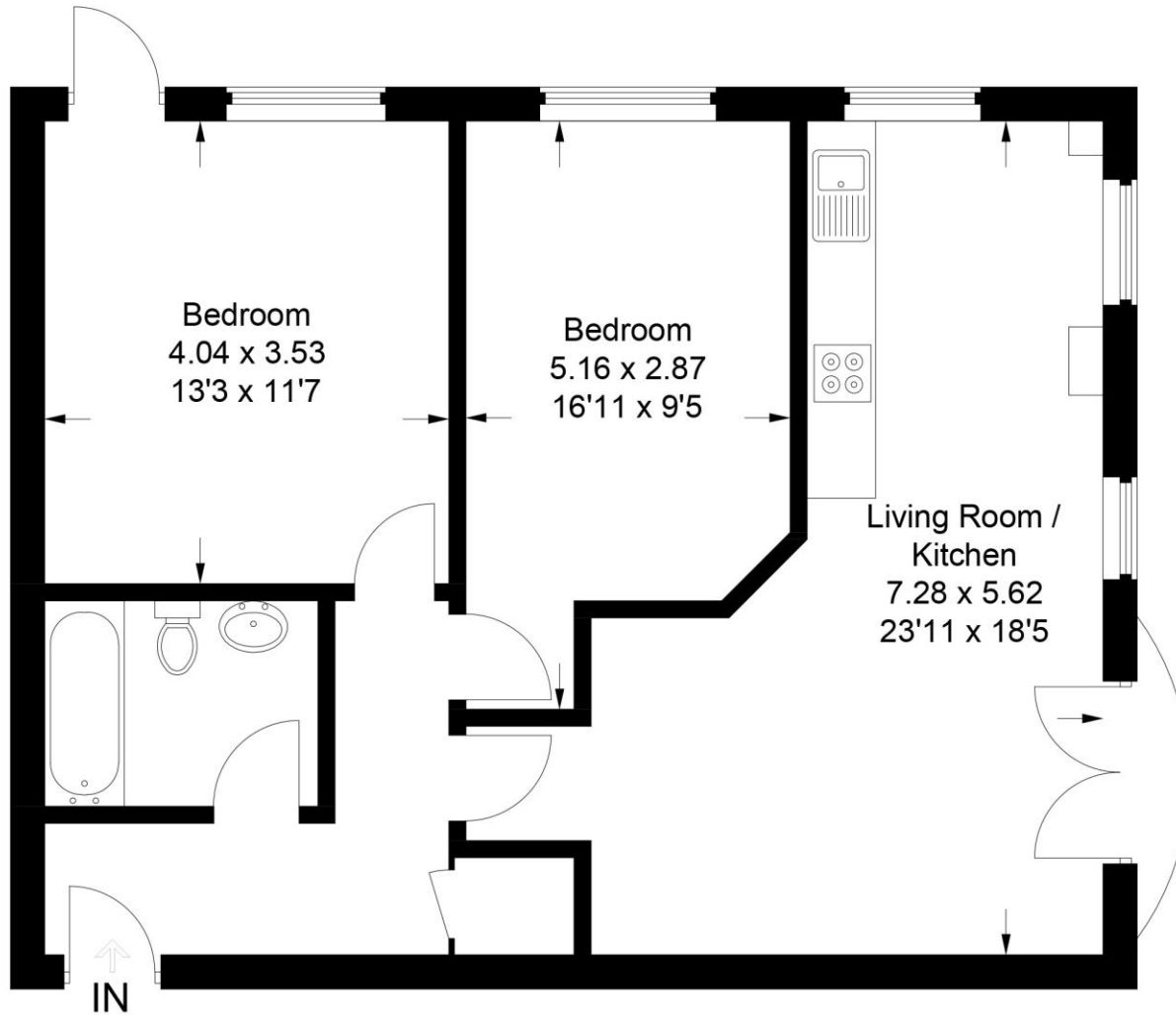
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area = 68.4 sq m / 736 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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