Watlington Court
Great Missenden | Buckinghamshire

£395,000
Share of Freehold
Presented in good condition we offer this 2/3 bedroom ground floor purpose built apartment with two balconies. Located at the end of this quiet residential cul-de-sac yet within walking distance of Great Missenden High Street with its local shopping parades, cafes, bank and Rail Station (Marylebone Line). Some of its many pleasing features include:

- 2/3 Bedrooms
- Two reception rooms
- Garage
- Separate storage area
- Double glazed
- Gas fired central heating
- Chain free
- Sole Agent

**FIRST FLOOR**

**Spacious Entrance Hall** – With large storage cupboard ideal for utility area, two sets of built in wardrobe cupboards, wood effect laminate flooring.

**Kitchen** – Fitted with a range of matching base units and wall cabinets, wood effect worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, integrated four ring stainless steel gas hob with extractor hood over, integrated stainless steel electric fan oven, space for condensing tumble dryer, vynil effect floor, wall mounted Worcestershire Bosch gas combination boiler.

**Dining Room** – Solid parquet wood flooring, radiator, double glazed door to South West facing balcony with quarry tiled floor through to:-

**Dual Aspect Bedroom Three/Study** – Fitted carpet, double glazed door to balcony with cast iron balustrade surrounds.

**Bedroom One** - Fitted carpet, radiator, built in wardrobe cupboards, Colonial style shutters.

**Family Bathroom/WC** – Modern matching white suite comprising panelled bath with corner mixer tap through to:-

**Dual Aspect Sitting Room** – Solid parquet wood flooring, two radiators, Colonial style shutters,
and separate shower over, curtain and shower rail, low flush WC, pedestal wash hand basin with mixer tap, chrome vertical heated towel rail, vinyl floor, storage cupboard, extractor fan.

**Bedroom Two** – Fitted carpet, radiator, built in wardrobe cupboards, Colonial style shutters.

**OUTSIDE**

Garage.
Separate storage area.
Communal lawns.
All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.