



Station Approach
Great Missenden | Buckinghamshire

£295,000
Leasehold



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We are pleased to offer this two bedroom first floor apartment within walking distance of Great Missenden High Street with its shops, bank, cafes and rail station (Marylebone line).

- First floor apartment with own garden
- Easy access to train station
- UPVC double glazing
- Gas fired central heating
- Sole Agent



Side pedestrian access leading to stairs at rear.

Kitchen – modern matching base units and wall cabinets, composite worktop with inset stainless steel sink unit with single drainer and mixer tap, electric four ring hob with extractor hood over, electric single oven, space and plumbing for washing machine, space for fridge, vinyl floor, radiator, door to:

Sitting room – fitted carpet, wall lights, radiator, doorway to:

Hallway – fitted carpet, access to loft, cupboard housing condensing combination gas boiler.

Bedroom 1 – fitted carpet, radiator, built-in wardrobe cupboards.

Bedroom 2 – fitted carpet, radiator.



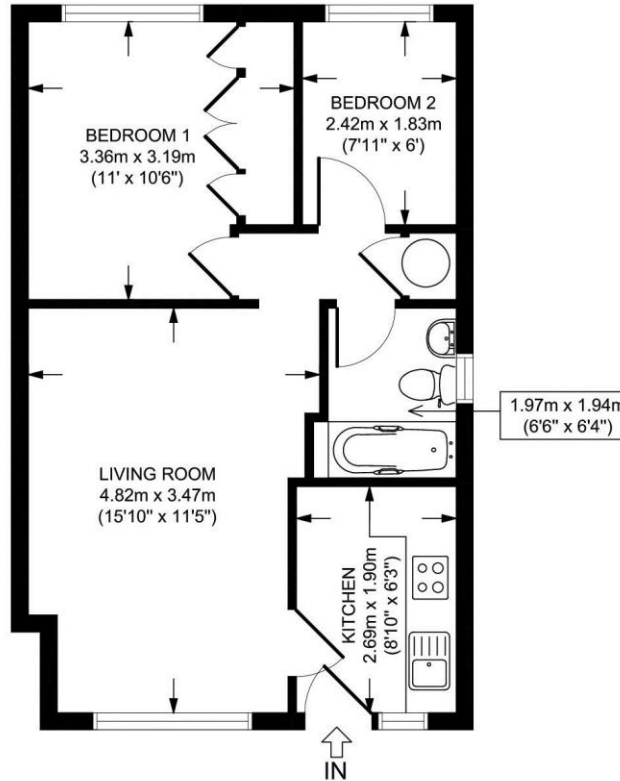
Family bathroom/W/C – halogen spotlights, vertical heated towel rail, low flush W/C, pedestal wash hand basin, panelled bath with separate shower and shower curtain, window, white laminate flooring.

OUTSIDE

Rear garden – mainly laid to lawn with mature flower and shrub borders, patio area and storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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 To unsubscribe, please log in to your account on our website and follow the instructions.



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