



**Watlington Court**  
Great Missenden | Buckinghamshire

**£425,000**  
Share of Freehold





# Watlington Court

## Great Missenden | Buckinghamshire

Offered in pristine condition we offer this 2/3 bedroom first floor purpose built apartment with two balconies and two bathrooms, one of which is an en-suite shower room.

The Property is located at the end of this quiet residential cul-de-sac yet within easy walking distance of Great Missenden High Street with its shops, cafes and rail station (Marylebone line).



**Entrance hall** – Fitted carpet, radiator, Entryphone system, spotlights, airing cupboard with shelving housing lagged copper cylinder hot water tank, large coats cupboard/wardrobe cupboard.

**Dual aspect sitting room** – Fitted carpet, two radiators, wall lights.

**Dual aspect study/bedroom 3** – Fitted carpet, radiator, double glazed door to balcony.

**Balcony** – Outside light.

**Modern fitted kitchen/breakfast room** - Fitted with a range of black matching base units, wall cabinets and display cabinets, wooden worktop with inset one and a

half bowl stainless steel sink unit with single drainer and mixer tap with waste disposal, washing machine, integrated dishwasher, integrated four ring gas hob with stainless steel and glass extractor hood over, electric double oven, downlighting, integrated fridge, integrated freezer, pull out larder cupboard, spotlights, radiator, gas central heating boiler, contemporary vinyl tiled floor, double glazing bi-folding doors to balcony.

**Balcony** – Outside light.

**Bedroom 1** – Fitted carpet, radiator.

**Ensuite shower room/W/C** – Modern matching white suite comprising low flush W/C, wash hand basin with mixer tap and cupboard under, large shower cubicle,

chrome vertical heated towel rail, extractor fan, medicine cabinet, mirror, halogen spotlights, ceramic tiled floor.

**Family bathroom/W/C** – Modern matching white suite comprising panelled bath with mixer tap and separate shower over, low flush W/C, wash hand basin with mixer tap and cupboard under, chrome vertical heated towel rail, ceramic tiled floor, halogen spotlights, extractor fan, mirror fronted medicine cupboard.

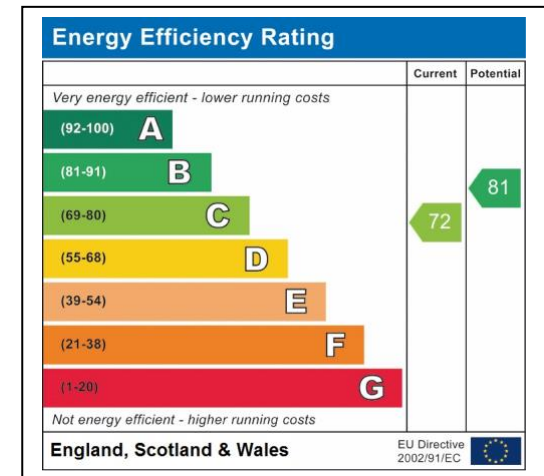
**Bedroom 2** – Fitted carpet, radiator, built-in wardrobe cupboards with sliding doors.



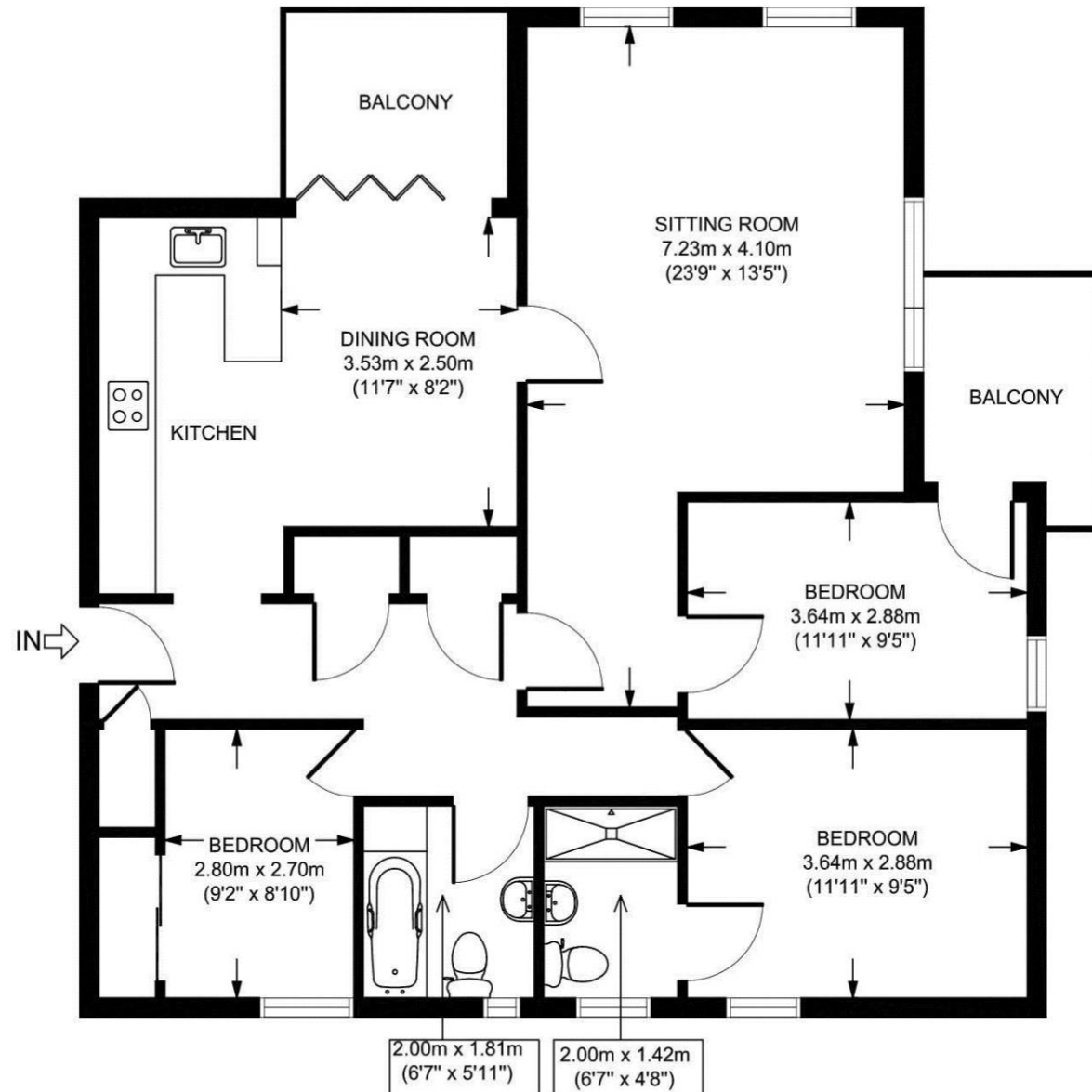
## Outside

Own garage with up and over door, Secure basement storage with integral light, small communal gardens surround the block mainly laid to lawn with views across the Gateway School and Elmhurst.

Communal parking is available.







APPROX. GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 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.

