



bonners & babingtons

Centre Parade

Monks Risborough

Centre Parade Monks Risborough Buckinghamshire HP27 9JS

Guide Price - £265,000

Welcome to this spacious two bedroom apartment, ideally situated just a stone's throw from Monks Risborough station and within easy reach of local shops and the town centre of Princes Risborough. This apartment has ample space and is accessed via a private entrance. The front door leads you through to an entrance porch where there is space for storing outdoor wear and inviting guests in comfortably. Stairs lead up to the apartment door. This space is well lit.

As you enter the apartment you will walk through a hallway, allowing access to each room. The property briefly comprises of a large lounge with a decorative media wall electric fire and overlooks `Dunsmore Green`, a kitchen with fitted cuboards and space for a dining table, a neutral family bathroom with bathtub, a comfortable main bedroom with built-in storage and reasonably sized second bedroom also with built-in storage.

The inviting lounge area is perfect for entertaining guests or enjoying quiet evenings at home. Its spacious layout allows for versatile furniture arrangements, making it easy to create a cozy atmosphere and acts as the `heart of the home`

For added convenience, parking is available to the rear of the property on a first come basis. Plenty of on-street parking can be found seconds from the property.

NO UPPER CHAIN!





Monks Risborough

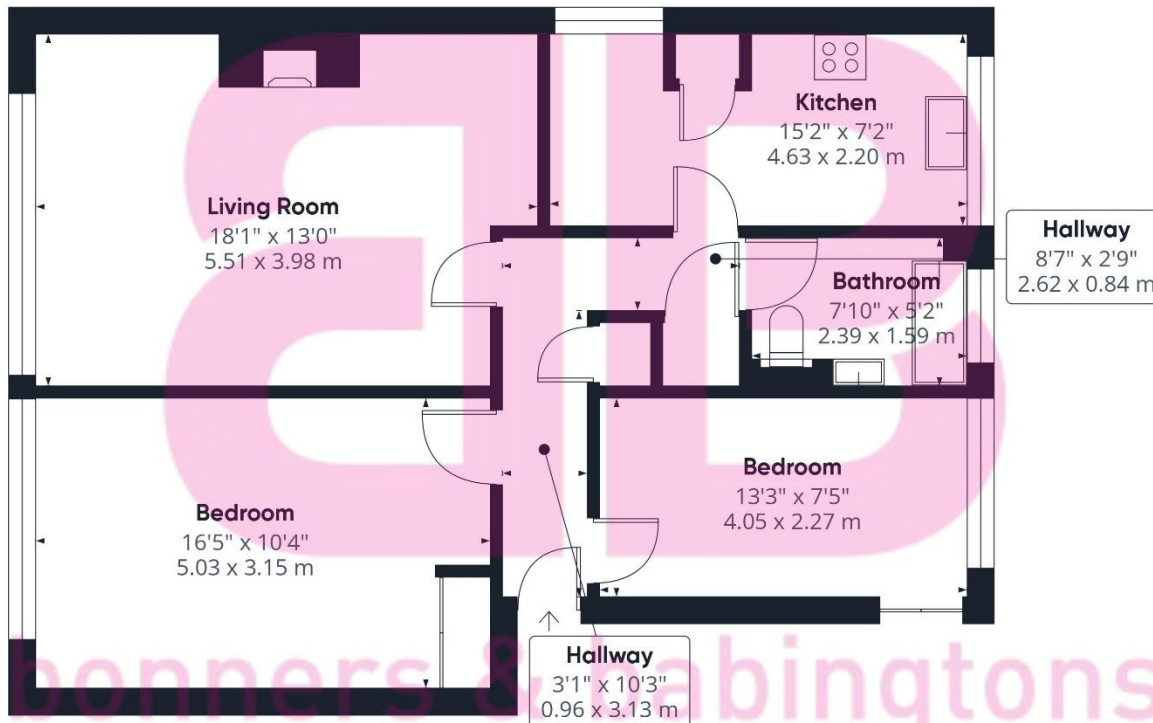
Monks Risborough is situated on the Eastern fringe of Princes Risborough, within a mile of the town centre. One of the oldest parishes in the country, the village was centred on a 9th century monastery and more recent development included a shop and branch line station. Princes Risborough itself offers a post office, banks, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Council Tax Band – C

EPC RATING - TBC



Approximate total area⁽¹⁾
712.14 ft²
66.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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