



## The Mill, Coaters Lane

Wooburn Green, Buckinghamshire, HP10

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# Exclusive 3 bedroom penthouse apartment with outstanding views

Penthouse apartment | 3 Bedrooms | 2 Bathrooms | Entrance Hall | Dining/ Sitting Room/ Kitchen | Private Balcony | Communal Gardens | Beautiful Views | Allocated Parking

**Guide Price £515,000 Leasehold**

## Description

Immediately available with no onward chain and located in a stunning top floor position, this penthouse apartment offers outstanding views coupled with three bedrooms. The apartment has recently been redecorated to a high standard and is ideal for modern family living with a light open-plan living space. Set on the third floor this home is in a tranquil and quiet position and enjoys the sound of the river Wye going over the weir below. In addition to being in a gated development its third floor position provides a secure location and the building further benefits from a lift. Situated in the popular village of Wooburn Green the property has convenient access to the local shops and direct transport links to London.

The property comprises an entrance hall with access to the main living areas of the home. The open plan living space offers a sitting room, dining room and stylish open-plan kitchen with triple aspect views, including large windows overlooking the River Wye and French doors to the private balcony. With its large windows and high ceilings this apartment is light and airy and enjoys the sun from dawn to dusk. Furthermore the apartment has been fitted with designer radiators and more recently extensive Amtico style flooring. Bedroom 1 enjoys dual aspect views and has the luxury of a walk-through dressing area with fitted wardrobes as well as a recently refitted en-suite shower room. The remaining bedrooms also feature fitted wardrobes and have convenient access to a family bathroom. The apartment has the bonus of a

large upper floor area complete with window, currently accessed via a private loft hatch and used for storage, which has potential for further extension (STPP).

## Outside

The apartment benefits from two private parking spaces, one under cover, both accessed by gated entry. Furthermore the apartments enjoy beautiful communal gardens with extensive lawns leading down to the River Wye. The private balcony offers a fantastic space for alfresco dining with lovely views of the river below.

## Location

The Mill is situated in a much sought after private gated development in the village of Wooburn Green. The village has a central village green, supported by local shops, in addition to Beaconsfield offering a comprehensive range of shops, amenities and restaurants. The nearby David Lloyd Beaconsfield creates a great opportunity for anyone with an active lifestyle. Excellent transport links to London are available from Beaconsfield railway station (2.9 miles away) with direct links to London Marylebone as well as Bourne End railway station (2.3 miles away) offering a service to London Paddington.

## Additional Information

Lease - 125 years from 1 January 2002  
Service charge - £1771.82 pa  
Ground rent - £300 pa

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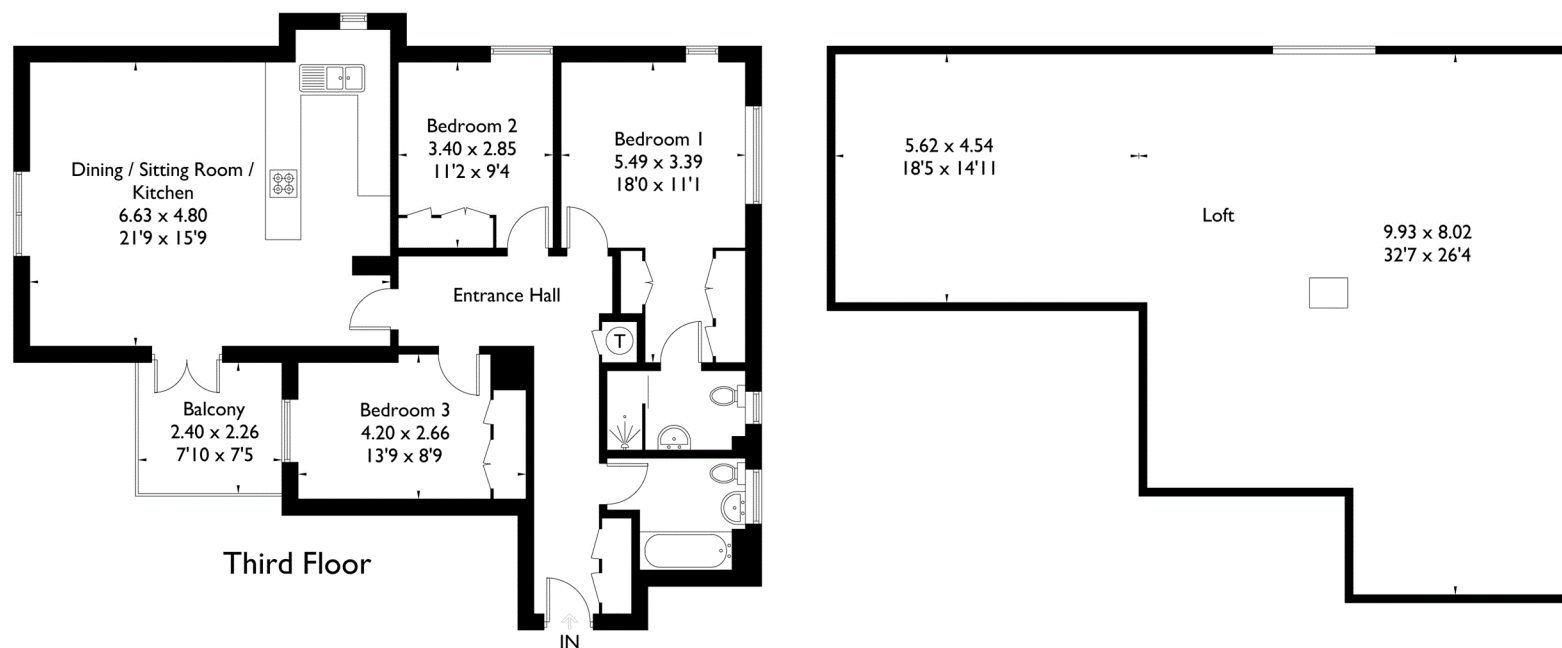
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Coaters Lane, Wooburn Green, High Wycombe

Approximate Gross Internal Area

Flat = 100.3 sq m / 1080 sq ft

Loft = 96.5 sq m / 1039 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 196975

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

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



