



Total Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## Downer Drive, Sarratt

**£330,000**

NO UPPER CHAIN. A rare opportunity to purchase a spacious 3 bedroom first floor apartment located in the popular village of Sarratt, with views over open countryside, only a few minutes walk of the village green, the local shop and primary academy. The accommodation comprises of a spacious entrance hallway with a large storage cupboard, the bedrooms with the main bedroom benefiting from the open views over the fields, a remodelled Shower room, a double aspect sitting room/ dining room, kitchen breakfast room. The property benefits from gas central heating to radiators and double glazing, there is a private fenced garden to the rear and a brick built storage room.



## First Floor

### Entrance Hall

With a large storage cupboard, airing cupboard, window to side.

### Bedroom One

Window to side, built in storage cupboard, radiator.

### Bedroom Two

Window to side, radiator built in storage cupboard.

### Bedroom Three

Window to side, built in wardrobe, radiator.

### Shower Room

A replacement suite in white with chrome fittings, windows

to side, close coupled WC, wash hand basin recessed into vanity unit, corner shower cubicle with curved glazed sliding glass doors, centrally heated chrome towel radiator. LED downlighters.

### Sitting Room

A double aspect room with a sandstone fireplace and a gas fire, radiators, space for dining table and chairs, door to:

### Kitchen

A range of wall and base units in a limed oak with granite effect work surfaces, stainless steel 1.5 bowl sink, 4 ring gas hob, integrated electric oven, wall

mounted replacement gas combi boiler, space for fridge/freezer, breakfast bar.

### Tenure

Leasehold, with approximately 87 years remaining on the lease. It is thought that the cost to extend the lease is £5,000 plus survey and legal fee's.

### Garden Area

There is a private garden mainly laid to lawn with mature hedging.

### Brick built storage room

Located at the rear of the property there is a brick built room with a lockable door.

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