

£229,995  
Leasehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



## Summary of Property

Thomas Connolly are pleased to offer for sale this two double bedroom top floor apartment located in the popular market town of Olney. The accommodation comprises of hall, lounge/diner, separate fitted kitchen, two double bedrooms both with fitted wardrobes en suite to bedroom 1 and fitted family bathroom. Outside there is parking and a single garage. The property benefits from gas to radiator heating and double glazing. The property offer no upper chain a lease of 999 from 2005 and an annual service charge of £1766 per annum.

## Room Descriptions

### TOP FLOOR

#### ENTRANCE HALL

##### SITTING ROOM

3.580m x 4.20m (11' 9" x 13' 9") 3.58m x 4.20m (11' 9" x 13' 9")

##### KITCHEN

3.580m x 2.100m (11' 9" x 6' 11") 3.58m x 2.10m (11' 9" x 6' 11")

##### BEDROOM ONE

9' 5" x 13' 5" (2.87m x 4.09m)

##### EN SUITE TO MAIN BEDROOM

##### BEDROOM TWO

02.25m x 3.540m (7' 5" x 11' 7") 2.25m x 3.54m (7' 5" x 11' 7")

##### BATHROOM

#### PARKING FOR 1 CAR

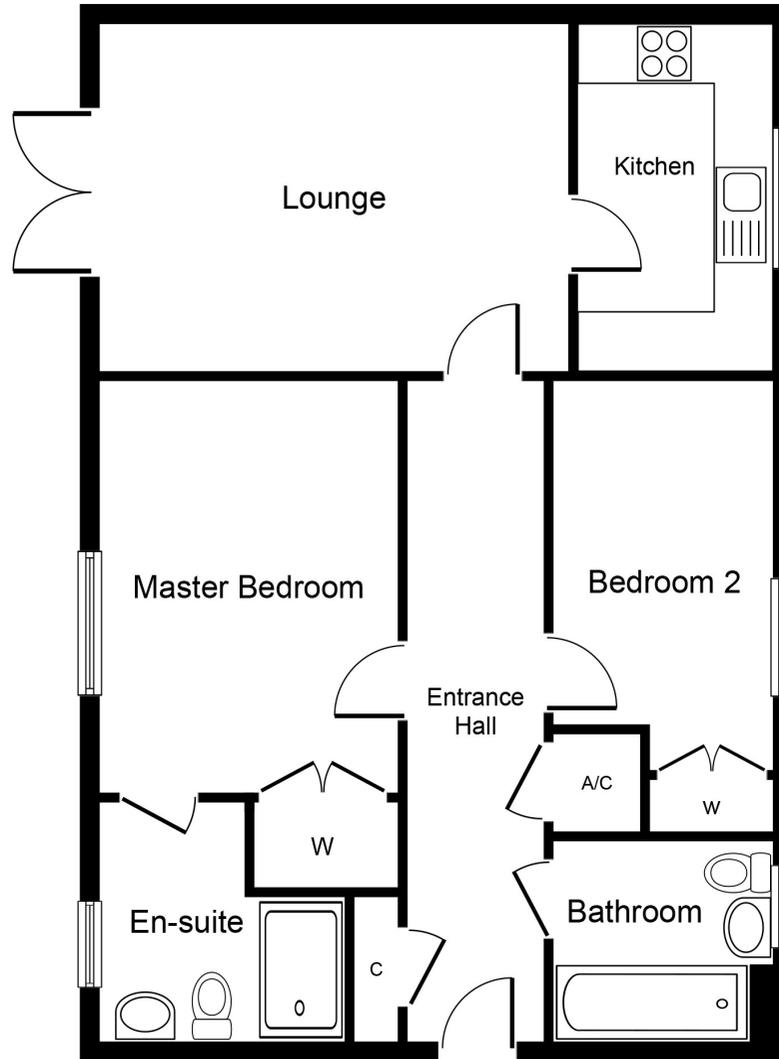
##### SINGLE GARAGE

##### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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