



Buckden Court, Perry PE28 0DN

£149,995

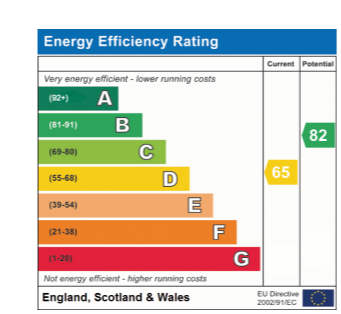
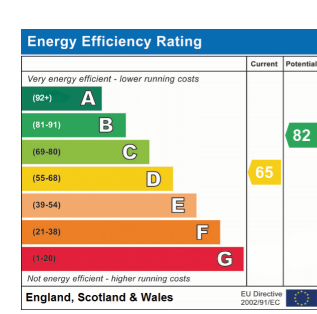
- Spacious Ground Floor Maisonette
- Double Bedroom With Dressing Area/Study
- Good Sized Living Room
- Garage And Parking
- Short Walk To Grafham Water, Village Pub And Shops
- Ideal First Time Purchase Or Investment Buy
- Long Lease
- No Forward Chain



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### Glazed Door To

### Entrance Hall

Consumer unit, coats hanging space, window to side aspect, internal door to

### Living Room

14' 4" x 10' 7" (4.37m x 3.23m)  
Double glazed window to front aspect, coving to ceiling, wall mounted electric heater, laminate flooring, door to

### Kitchen

11' 4" x 5' 8" (3.45m x 1.73m)  
Fitted in a range of base and wall mounted units with complementing work surfaces and tiling, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with cooker hood over, space for fridge freezer, space and plumbing for washing machine, door to

### Bedroom

17' 9" x 9' 7" (5.41m x 2.92m)  
Incorporating Dressing Area/Study. Two double glazed windows to rear aspect, two wall mounted electric heaters, UPVC double glazed door to rear, built in storage cupboards, laminate flooring.

### Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer shower over and shower screen, tiled surrounds.

### Outside

There is allocated parking and **Single Garage** with an open plan communal lawned area

### Tenure

Leasehold  
996 years remaining  
Ground Rent - £202.19 per year  
Service Charge - £1,065.94 per year

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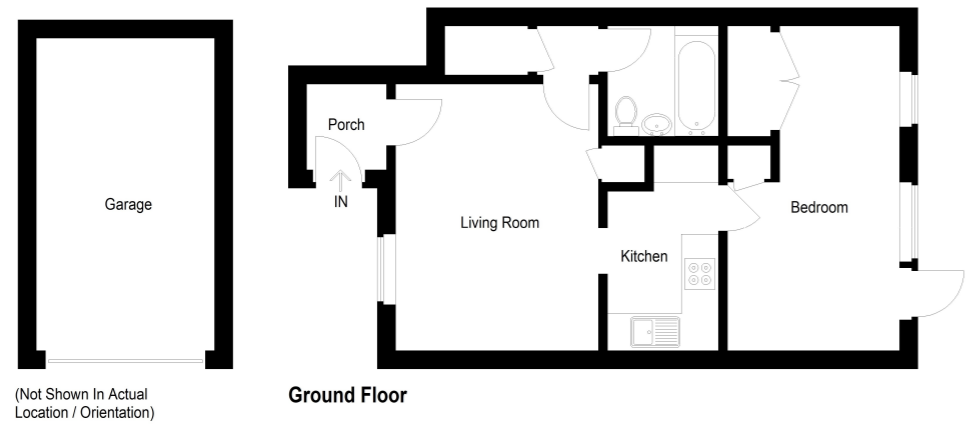
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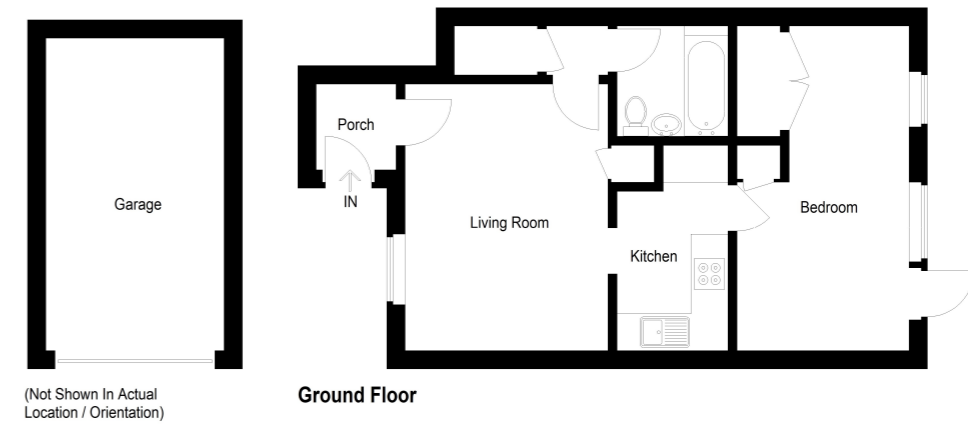
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Approximate Gross Internal Area (Excluding Garage) = 43.2 sq m / 465 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1094963)  
Housepix Ltd



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