



2 Meliae House Foleys Place, Loudwater

£335,000



Robertsons

## 2 Meliae House Follleys Place

Loudwater, High Wycombe

A ground floor apartment in this modern gated development with access to a patio area and communal gardens, offered for sale with no upward chain. Entrance hall, Sitting/Dining room, Kitchen, Bedroom 1 with en suite shower room, Bedroom 2, Bathroom, Gas central heating, Communal gardens, Two allocated parking spaces.

Council Tax band: C

Tenure: Leasehold

### Entrance hall

Radiator, storage cupboard with fuses

### Sitting room/Dining room

With double doors to patio area and communal gardens, radiator, window to rear, opening to Kitchen

### Kitchen

Open plan kitchen with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Whirlpool oven, fitted four ring hob with extractor over, space for fridge/freezer, cupboard housing Glow Worm gas fired central heating boiler, part tiled walls, tiled flooring, radiator

### Bedroom 1

With built in double wardrobe, radiator, window to side





### **En suite shower room**

Double shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, part tiled walls, shaver point, tiled flooring, window to side

### **Bedroom 2**

Radiator, window to rear

### **Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, shaver point, radiator, part tiled walls, tiled flooring

### **Communal gardens**

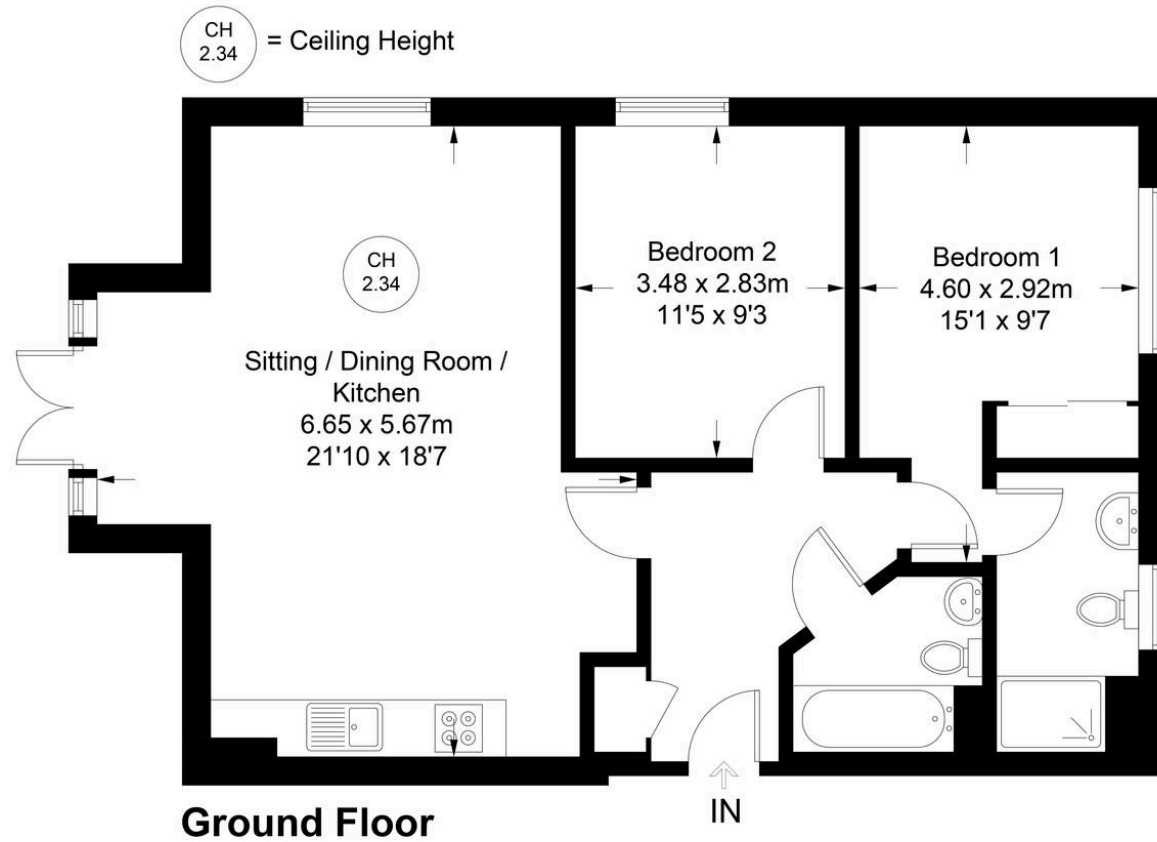
A paved patio leads to the remainder of communal gardens which are predominately laid to lawn.

### **Parking**

There are two allocated parking spaces



Approximate Gross Internal Area = 68.1 sq m / 733 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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