



28 Wirethorn Furlong, Haddenham - HP17 8LQ

Guide Price £295,000

 **TIM RUSS**
& Company



28 Wirethorn Furlong

Haddenham, BUCKINGHAMSHIRE

- BEAUTIFULLY PRESENTED GROUND FLOOR, TWO DOUBLE BEDROOM APARTMENT
- WITHIN A VERY SHORT STROLL OF THE RAILWAY STATION AND LOCAL AMENITIES
- A LIGHT AND AIRY WELL APPOINTED KITCHEN DINING SPACE WITH LOVELY BAY WINDOW
- SITTING ROOM WITH DOUBLE DOORS ONTO SMALL TERRACE PERFECT FOR A COFFEE IN THE MORNING
- GOOD SIZE BATHROOM
- COMMUNAL GARDEN
- PARKING SPACE
- APPROX. 105 YEARS REMAINING ON THE LEASE. CURRENT SERVICE CHARGES £228.00 PER YEAR. CURRENT GROUND RENT £300.00 PER YEAR



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Step into this beautifully presented ground-floor apartment and you're instantly struck by its sense of space and natural light. Two generously sized double bedrooms provide peaceful and comfortable retreats, ideal for rest and relaxation.

At the centre of the home is a stylish, well-equipped kitchen and dining area. A charming bay window allows natural daylight to pour in, creating a bright and welcoming space perfect for everything from relaxed breakfasts to entertaining friends in the evening.

The inviting sitting room features double doors opening onto a private terrace — an ideal spot for morning coffee or unwinding with a good book. A spacious, well-appointed bathroom combines practicality with contemporary style, while thoughtful finishes throughout make the property truly move-in ready.

Conveniently located just a short stroll from the railway station and a range of local amenities, everything you need is within easy reach. The apartment also benefits from a dedicated parking space, ensuring stress-free day-to-day living.

With approximately 105 years remaining on the lease, a current service charge of £228 per annum, and ground rent of £300 per annum, this property presents an excellent opportunity for those seeking comfort, convenience, and connectivity in a vibrant location. Council Tax band: C

Ownership: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Tim Russ and Company

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