



## 1 Meliae House Follies Place, Loudwater

Offers in Region of £300,000

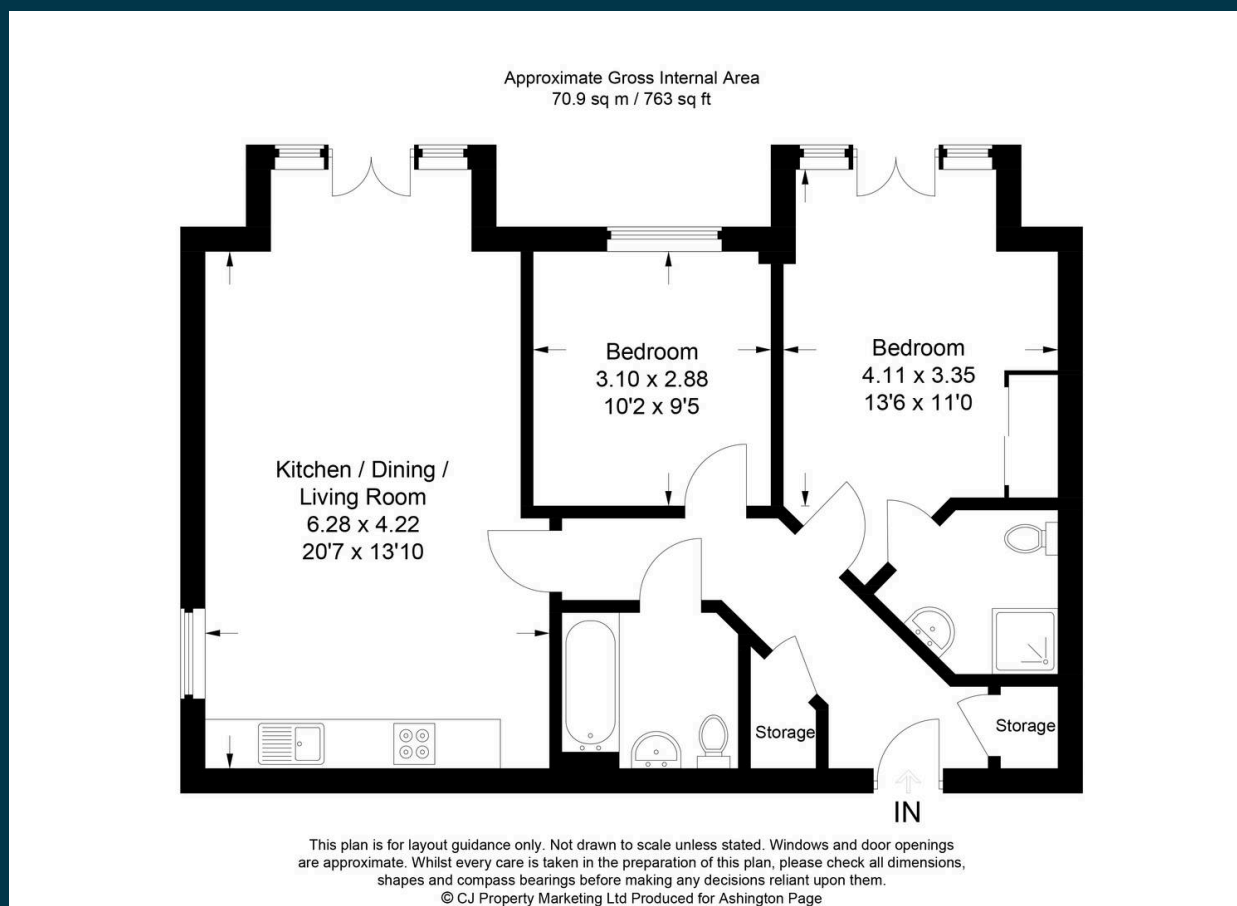
*Ashington Page*

Chain-free, spacious two-bedroom ground floor apartment in the popular area of Loudwater. Ideally located for commuters, with easy access to the M40 and A40 offering direct routes to London. High Wycombe and Beaconsfield stations provide fast and frequent rail services to London Marylebone. The property benefits from excellent local amenities, retail parks and sports facilities. Additional features include secure gated access and 2 allocated parking spaces. An ideal opportunity for first-time buyers and investors alike.

**EPC: C**

**Council Tax Band: C**

**Tenure: Leasehold**



These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description should not be relied on as a statement or representation of fact or that the property, or its services, are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statements contained in these particulars in relation to the property are made without responsibility of Ashington Page or its clients. Neither Ashington Page (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property



Enhanced with AI by



01494 680018  
info@ashingtonpage.co.uk  
www.AshingtonPage.co.uk

