



Frampton Court

DENHAM GREEN LANE, DENHAM GREEN,
BUCKINGHAMSHIRE, UB9 5LH



£350,000

Rodgers Estate Agents are delighted to offer for sale this spacious THREE DOUBLE BEDROOM top floor apartment with a garage and balcony, presented in excellent condition and being sold with NO ONWARD CHAIN. The property is situated in a popular residential location in Denham Green and is just a short walk to Denham Chiltern Line Station with its fast trains into London. The spacious accommodation comprises of a welcoming entrance hallway, lounge/sitting room, kitchen/breakfast room, three double bedrooms and modern shower room. The apartment also benefits from double glazing and gas central heating. Other benefits include a garage, balcony and a LONG LEASE. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Wooden front door leading to the spacious and welcoming hallway. Carpet and radiator. Built in airing cupboard housing the water cylinder. Further built in storage cupboard. Doors leading to all rooms.

LOUNGE / SITTING ROOM

18' 3" x 12' 6" (5.55m x 3.82m)
Double glazed side aspect windows and double glazed door leading to the balcony. Carpet. Two radiators.

BALCONY

Balcony with great views of the surrounding area.

KITCHEN / BREAKFAST ROOM

14' 8" x 11' 1" (4.46m x 3.38m)
Double glazed front aspect window. Range of wall and base units. Built in double oven. Built in gas hob. Built in washing machine and dryer. Built in fridge and freezer. Fitted slimline dishwasher. Stainless steel sink and drainer unit. Wooden flooring. Part tiled walls. Radiator. Wall mounted boiler.

BEDROOM ONE

14' 9" x 12' 7" (4.50m x 3.83m)
Double glazed side aspect windows. Carpet and radiator. Built in wardrobe.

BEDROOM TWO

12' 8" x 11' 1" (3.85m x 3.37m)
Double glazed side aspect window. Carpet and radiator. Built in storage cupboard/wardrobe.

BEDROOM THREE

12' 7" x 8' 10" (3.83m x 2.68m)
Double glazed side aspect window. Carpet and radiator.

MODERN SHOWER ROOM

Double glazed side aspect opaque window. Large tiled shower cubicle with glazed sliding door. Pedestal hand wash basin and low level WC. Tiled flooring and part tiled walls. Radiator. Heated towel rail.

COMMUNAL GARDENS

The property benefits from well maintained communal gardens.

GARAGE

Approx 18' 1" x 8' 6" (Approx 5.50m x 2.60m) The apartment also benefits from a garage.

PARKING

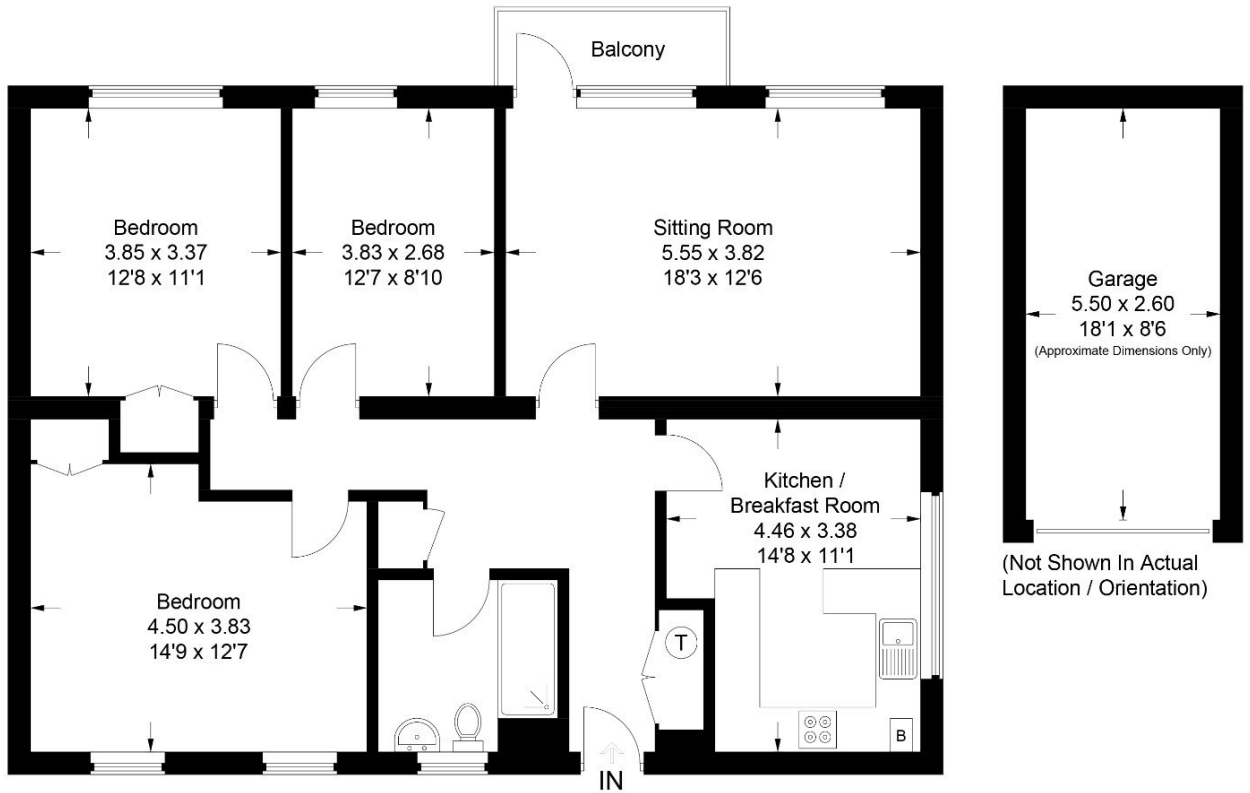
There is also ample residents parking at the property.

LEASE

The lease is 150 years from 1st January 2007, leaving 136 years currently unexpired.



Approximate Gross Internal Area = 102.6 sq m / 1,104 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 116.9 sq m / 1,258 sq ft



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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	69	80
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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