



15 The Old Flour Mills, Buckden,
Cambridgeshire. PE19 5WX

Asking Price
£350,000

A three bedroom penthouse apartment in prestigious The Old Flour Mills development offering countryside & river views and within easy reach of Buckden Marina, the A1/A14 and Huntingdon train station. There is allocated & visitor parking, a large communal garden, covered bike store and access to mooring. No forward chain.

Full description

The ground floor door opens into a communal entrance hall with stairs and lift to the top floor where this apartment has it's own front door.

The entrance area has a cloaks cupboard and telephone entry system, the hall continues and has a radiator, doors to the bedrooms & bathroom, double doors to the boiler/airing cupboard and access to the loft which is boarded for storage.

Open plan lounge & dining room - 9.31m x 4.81m (30'7 x 15'10) max.

This room has a vaulted ceiling and exposed brick walling, there are windows to the front & side, a high feature window, a Juliet balcony with French doors to the rear, an opening into the kitchen, four radiators and wooden flooring.

Kitchen - 2.97m x 2.13m (9'9 x 7'0)

A range of base, wall & drawer units with sink & drainer, an integrated fridge/freezer, double oven & hob and dishwasher. There is wooden flooring and a velux window to the front.

Bedroom One - 3.74m x 2.97m (12'3 x 9'9)

Velux window to the front, a built in wardrobe, a radiator and a door to the en-suite.

En-Suite Shower Room

Velux window to the front, wash hand basin, WC, shower cubicle, towel radiator and an extractor fan.

Bedroom Two - 3.03m x 2.97m (9'11 x 9'9)

Velux window to the rear and a radiator.

Bedroom Three - 2.97 x 2.83 (9'9 x 9'3)

Velux window to the rear and a radiator.

Bathroom

Velux window to the rear, a bath with shower over, WC, wash hand basin, towel radiator and extractor fan.

Boiler/Airing Cupboard

This shelved cupboard on the hall has the wall mounted gas central heating boiler, the Megaflow hot water cylinder and plumbing for a washing machine.

Outside

There are two allocated parking spaces and visitor spaces to the front and a large communal garden area beyond the mill and on the river. There are bike & bin stores and mooring is available by separate agreement with the owners committee.

Agents Notes

The apartment owners at The Old Flour Mills share the freehold to the building. They have appointed Frances Butson & Associates as managing agents. The current annual service charge is £2197.98 which includes buildings insurance and all maintenance of the communal areas and the lift.

Floorplan



Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register www.epcregister.com

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

