



Flat 10, The Malthouse Malthouse Square, Princes Risborough - HP27 9AZ

Offers Over £220,000

TR TIM RUSS
& Company



Flat 10

The Malthouse Malthouse Square, Princes Risborough

- Luxury one-bedroom apartment
- Converted in 2021 with contemporary finishes throughout
- Prime town-centre location in the heart of Princes Risborough
- Spacious open-plan living and kitchen area
- High-specification fitted kitchen with integrated appliances
- Double bedroom with fitted wardrobes
- Underfloor gas central heating with individual digital thermostats
- Walking distance to the mainline station, leisure centre, gym and local amenities

Princes Risborough is a popular Buckinghamshire market town set at the foot of the Chiltern Hills, offering an excellent balance of countryside living and everyday convenience. The town has a wide range of independent shops, cafés, restaurants and supermarkets, along with highly regarded primary and secondary schools, leisure facilities and a thriving community. For commuters, Princes Risborough railway station provides regular direct services to London Marylebone, while the nearby A4010, A40 and M40 offer excellent road links to High Wycombe, Oxford and London. Surrounded by beautiful countryside, the area also boasts an abundance of walking and cycling routes, making it an ideal location for those who enjoy the outdoors.



Flat 10

The Malthouse Malthouse Square, Princes Risborough

Stylish one-bedroom apartment in Princes Risborough centre. Modern open-plan living, en-suite, integrated appliances, underfloor heating, NHBC warranty, near station.

A stylish and beautifully presented **one-bedroom apartment**, converted in 2021 and ideally located in the heart of **Princes Risborough town centre**, within easy walking distance of local amenities and the mainline railway station.

The accommodation comprises a **spacious open-plan living room and kitchen**, with a range of integrated appliances, together with a **generous double bedroom with fitted wardrobes** and a newly updated **en-suite shower room** featuring a heated Bluetooth mirror with integrated speaker.

Further benefits include **gas central heating, underfloor heating throughout, double glazing and an NHBC warranty**. Offering contemporary finishes and a highly convenient location, the property is ideal for first-time buyers, investors or professionals.

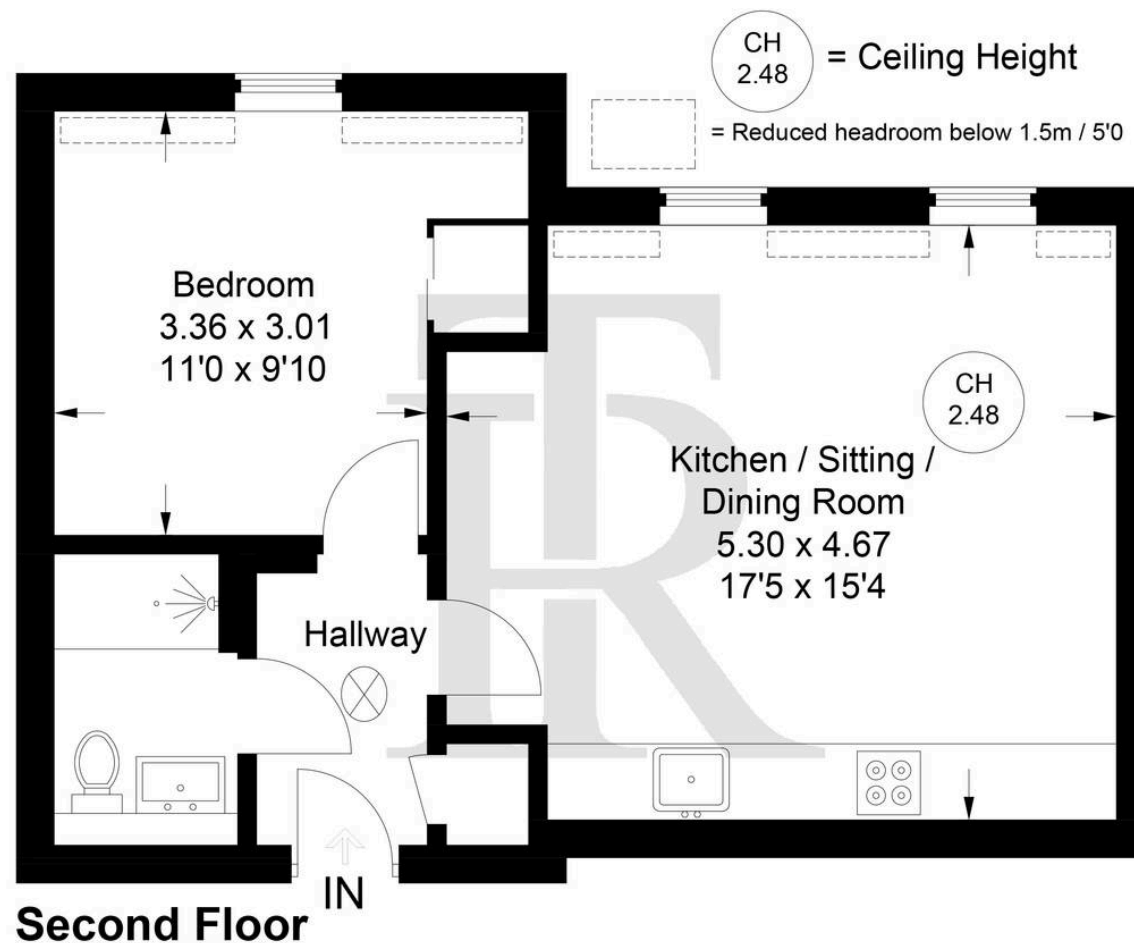
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





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Approximate Gross Internal Area = 43.7 sq m / 470 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
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.



Tim Russ and Company

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For more information please visit our website.



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