

THREE BEDROOM, FIRST FLOOR APARTMENT

**9 Ostlers Court, Plot 32. Audley Wycliffe Park,
Bigmore Lane, Horsleys Green, Buckinghamshire HP14 3XL
01494 324 966**

Property specifications:

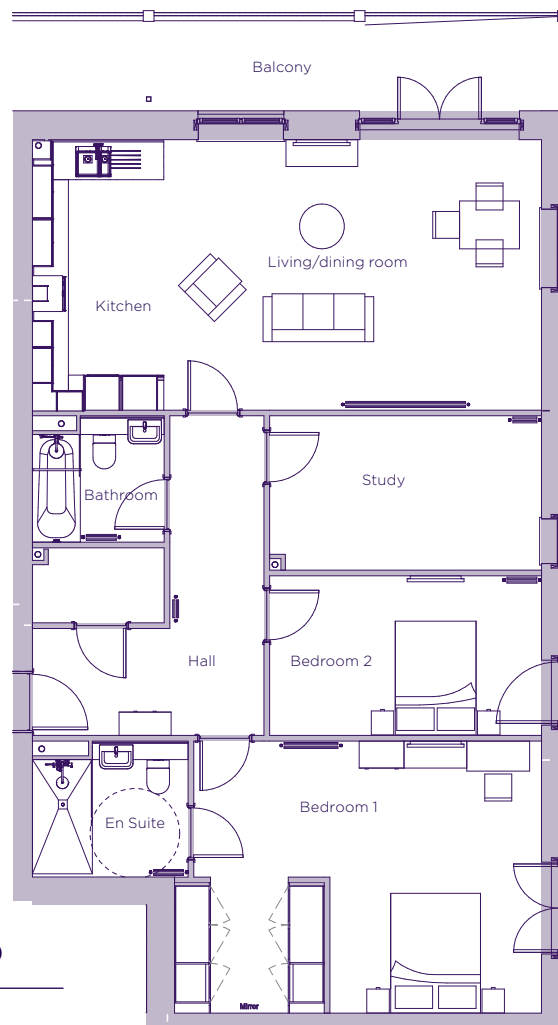
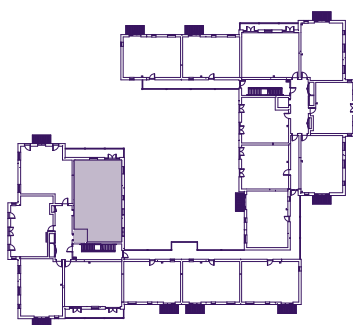
- Walk-in wardrobe and en suite shower room in main bedroom
- Second bedroom is a good size double
- Additional third room perfect for use as a study, hobbies room or day room
- Fitted Nobilia kitchen and integrated Neff appliances
- Large balcony with views of a landscaped courtyard
- Guest bathroom with Villeroy & Boch sanitaryware
- Large open plan kitchen, living and dining area
- Open plan kitchen and living room

Please see the village brochure and key facts for further information.



THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Bedroom 1	4.54 x 3.54	14'11" x 11'7"
Bedroom 2	2.58 x 4.54	8'6" x 14'11"
Kitchen	4.52 x 2.20	14'10" x 7'3"
Living/dining room	4.52 x 6.31	14'10" x 20'8"
Services	1.25 x 2.20	4'1" x 7'3"
Study	2.58 x 4.54	8'6" x 14'11"
Balcony (approx)	1.50 x 10.45	4'11" x 34'3"

These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. November 2021.