

# TWO BEDROOM, GROUND FLOOR APARTMENT

**17 Watercroft Place, Plot 71. Audley Wycliffe Park,  
Bigmore Lane, Horsleys Green, Buckinghamshire HP14 3XL  
01494 324 966**

## Property specifications:

- Dual-aspect apartment located on the ground floor
- Open plan kitchen/living room with dining area
- Private terrace accessible from living room
- Integrated Nobilia kitchen with Neff appliances
- Hallway storage
- Main bedroom with built-in wardrobes and en suite shower room
- Two double bedrooms
- En suite and guest shower room fitted with Villeroy & Boch sanitaryware

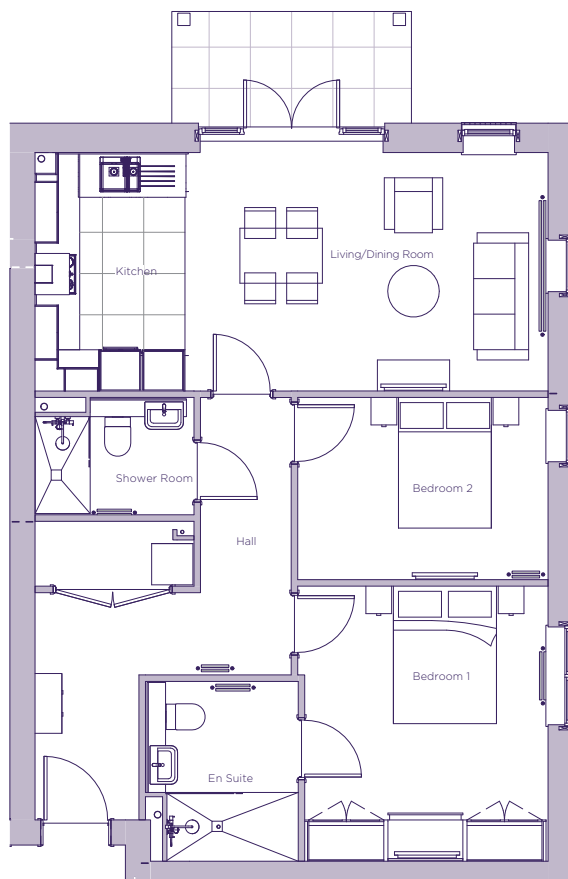
Please see the village brochure and key facts for further information.



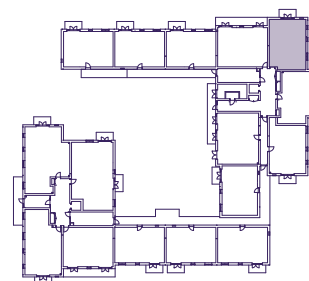
Images for illustration purposes only.

# THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Bedroom 1	4.00 x 3.54	13'1" x 11'7"
Bedroom 2	2.65 x 3.40	8'8" x 11'11"
Kitchen	3.47 x 2.20	11'4" x 7'3"
Living/dining room	3.47 x 5.26	11'4" x 17'3"
Services	0.94 x 2.31	3'1" x 7'6"
Terrace (approx)	1.60 x 3.32	5'3" x 10'9"



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.