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# Buckden Pike 22 The Maltings, Waterside, Boroughbridge

## Guide Price £295,000

**A superb two bedroom penthouse apartment within a historic Grade II listed building on the outskirts of Boroughbridge. The accommodation briefly compromises: secure communal entrance with post boxes and both lift and stairs to the second floor.**

**To the second floor: front entrance door leading directly into a spacious open plan living/dining room with features including exposed beams, 'Juliet' balcony, fitted Poggenpohl kitchen with 'Fisher & Paykel' integrated appliances. Two en suite bedrooms with spectacular full length windows. Secure gated parking for two cars, communal gardens and separate visitors car park. EPC: C**

**Communal area**
Accessed via a secure fob operated and secure video entry telephone system. Tiled floor, many original industrial features, post boxes, and stairs to the upper floors.

**Open plan longe/dining area**
Juliet balcony to the front side elevation with two side windows. Exposed brick walls and wood beams feature rope drum and puller fittings, oak flooring, entry phone system, television and aerial points.

**Kitchen**
8'5" x 11'7"
Fitted with Poggenpohl base units with work surfaces over. 1.5 bowl sink unit. Fisher and Paykel integrated appliances which include electric oven with hob, fridge, freezer, double dishwasher. Velux window. There is a separate utility / storage cupboard with electric boiler, hot water cylinder and free standing washer/dryer.

**Bedroom one**
18'4" x 18'4"
Oversized windows, exposed beams throughout, carpeted floor. Door leading to en suite

**En suite shower room**
Fitted with a white three piece suite comprising of; step-in shower cubicle with 'Hansgrohe' hydro massage shower, 'Duravit' hand basin and low level W.C... Porcelanosa tiled walls, underfloor heating, spotlights, heated towel rail and Velux window with rain sensor.

**Bedroom two**
18'0" x 18'4"
Oversized window, exposed beams and carpeted floor. Door leading to en suite.

**En suite shower room**
Fitted with a white three piece suite comprising of; step-in shower cubicle with 'Hansgrohe' hydro massage shower, 'Duravit' hand basin and low level W.C... Porcelanosa tiled walls, underfloor heating, spotlights, heated towel rail and Velux window with rain sensor.

**Outside**
The apartment has allocated parking for two cars, accessed by electronic gates with a pedestrian gate. Well maintained communal gardens and a separate visitors car park.

**Anti Money Laundering Regulations - Thirsk**
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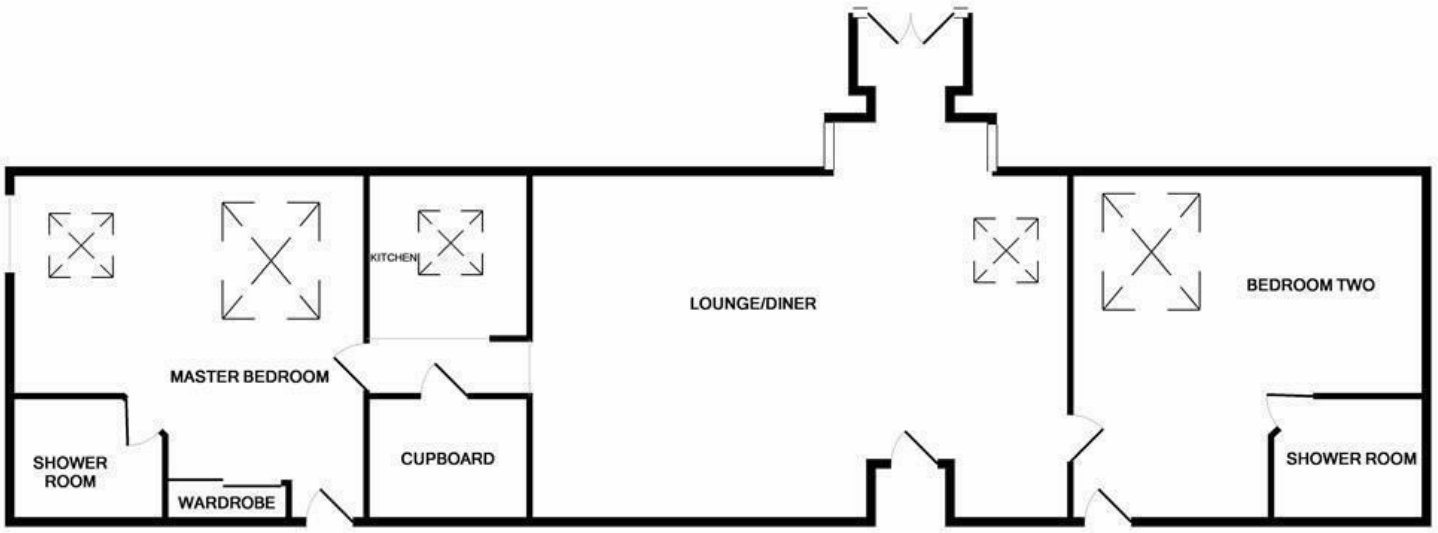


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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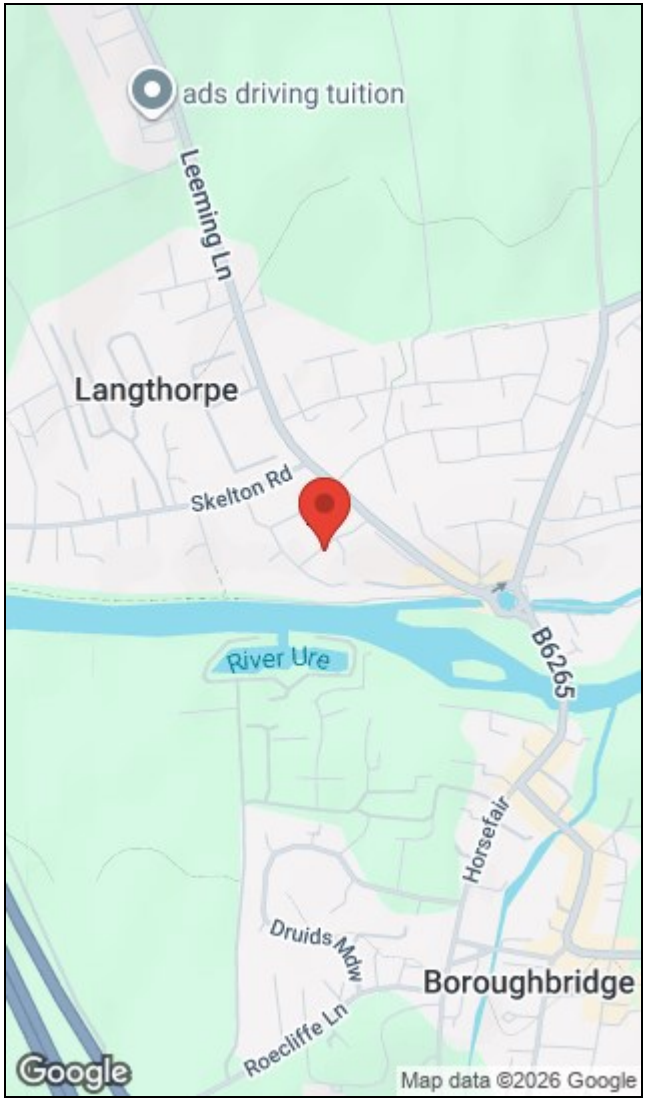


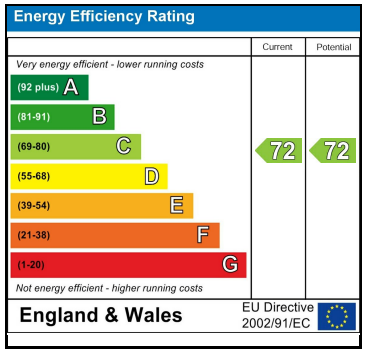


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