

## Stubwick Court, Old Saw Mill Place, Little Chalfont, HP6 6FF Asking Price £325,000

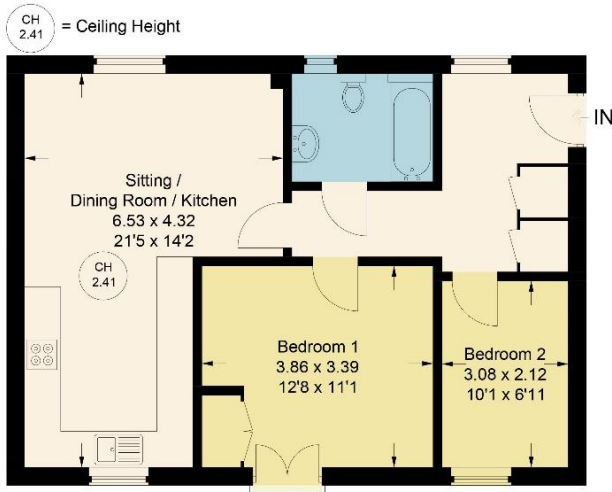


A beautifully presented two bedroom apartment conveniently situated approximately a mile from the village centre and Chalfont & Latimer Station, within close proximity of highly regarded local schooling, in this sought after development built by the renowned developer Persimmon Homes in 2011. Ideally situated within walking distance of the Chess Valley, which is part of the Chilterns Area of Outstanding Natural Beauty, the stylish first floor apartment offers bright and airy accommodation comprising: large entrance hall with two storage cupboards, a 21ft double aspect open plan kitchen living dining room, a modern family bathroom and two bedrooms, one of which benefits from a Juliet balcony and a fitted wardrobe.. Externally, the property benefits from one allocated parking space and well-maintained communal grounds and gardens. EPC Rating: B



### 3 Stubwick Court, Old Saw Mill Place

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft



#### First Floor

Floor Plan produced for Hunters by Media Arcade ©.  
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.

#### MATERIAL INFORMATION

**COUNCIL TAX:** Band C

**TENURE:** Leasehold

**LEASE:** 99 years from 25 December 2011

**GROUND RENT:**  
£150 per annum

**SERVICE CHARGES:**  
£2,454.36  
01/04/2024 – 31/03/2025

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