



12 Wooburn House, Boundary Road, Loudwater, Buckinghamshire, HP10 9EG

## Property Features

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- 2 Double bedrooms
- 2 Bathrooms
- Bright and spacious
- Designated parking space
- Trains links to Marylebone from Beaconsfield
- Easy access to M40 and A40 London Bound
- Close to local amenities
- Council Tax Band C / EPC C



## Full Description

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Enjoy the convenience and comfort of this modern property with a designated parking space. Wooburn House is a lovely bright and spacious first floor apartment with two double bedrooms and two bathrooms.

Conveniently located close to shops, schools and and transport links with easy access to the A40 and London bound M40 and main line stations in High Wycombe or Beaconsfield with direct trains to London Marylebone. Loudwater is a desirable suburb of High Wycombe and close to the villages of Flackwell Heath and Wooburn Green.

The property offers a generous living space of just under 80 sq m with a large, bright open plan kitchen, living and dining area, a master bedroom suite, second double bedroom and a family bathroom. The apartment benefits from gas central heating, double glazing, and a secure entry system, with bright well kept communal areas. Ideal for professionals, couples, or small families who are looking for a modern and comfortable home in a convenient location.

Our vendor advises the length of the lease is 125 years. From and including 29 September 2015 to and including 28 September 2140. The service charge currently £1583 per annum. The ground rent is £300 per annum.



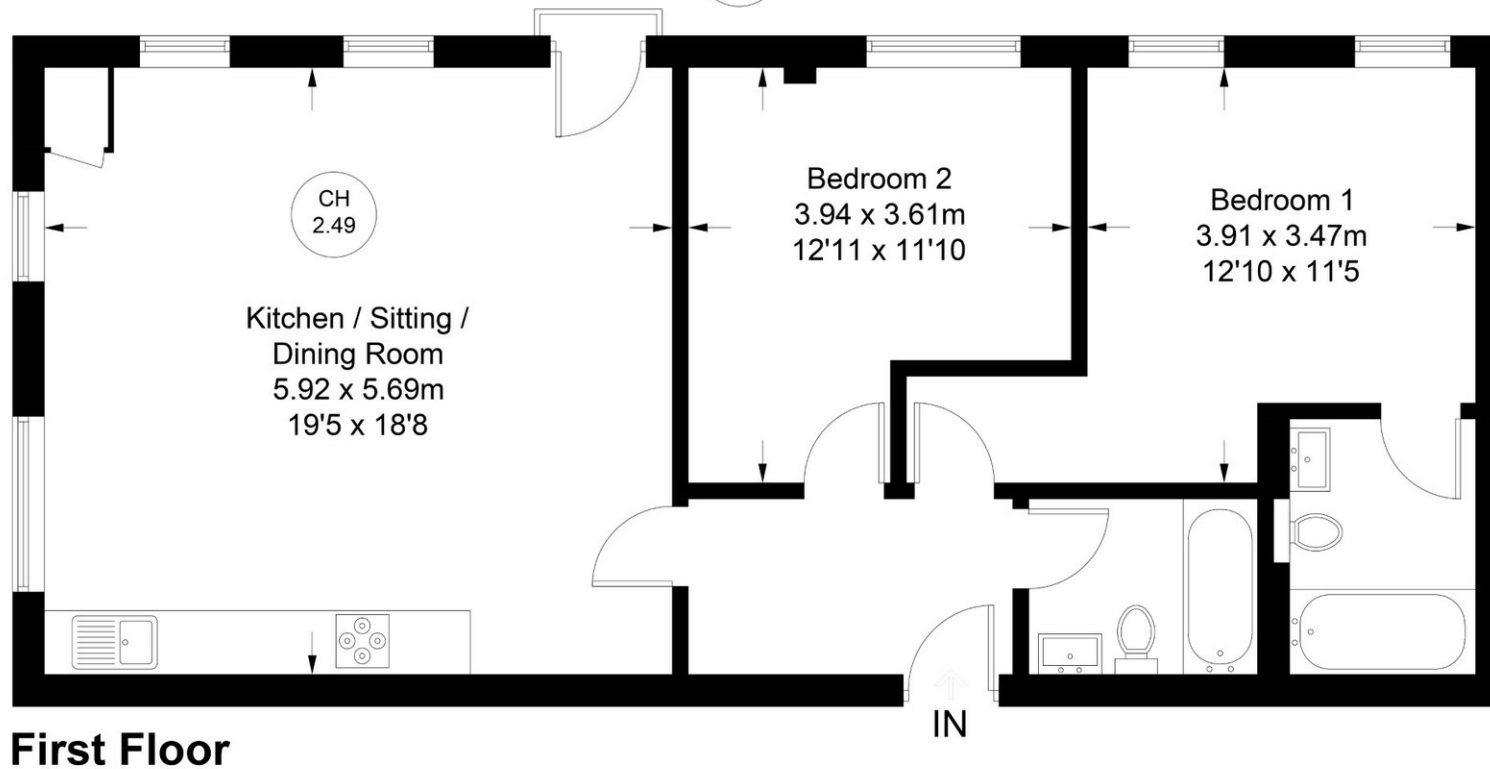


# Boundary Road

Approximate Gross Internal Area  
76.9 sq m / 828 sq ft



CH  
2.49 = Ceiling Height



## First Floor

Floor Plan produced for Kingshills

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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements