



32 Old School Close, Stokenchurch, Buckinghamshire, HP14 3RB - £165,000

A well presented first floor two bedroom retirement apartment with balcony.

Over 60's Apartment | Communal Entrance Hall With Stair Lift | Private Entrance Hall | Living Room | Balcony | Dining Room | Kitchen | Two Bedrooms | Refitted Bathroom | Electric Heating | Double Glazing | Well Kept Communal Grounds | Residents Parking | Communal Facilities | No Onward Chain |

Found in this sought after development for the over 60's is this vacant first floor apartment with well presented accommodation and balcony overlooking the pretty communal gardens. The property itself is accessed via a communal hall with stair lift and private entrance hall. Accommodation comprises living room with balcony, dining room with window to side, kitchen, two bedrooms, refitted bathroom/W.C., double glazing, electric heating and residents parking. Communal services and facilities include residents lounge, conservatory and site manager. The property is offered with no onward chain and is located with easy access to village amenities.

Price... £165,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café and a library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.



DIRECTIONS

From the village centre proceed in an easterly direction on the Wycombe Road A40. At the fork in the road bear right into Marlow Road where Old School Close can be immediately found on your left.



ADDITIONAL INFORMATION

The property is leasehold with the remainder of a 125 year lease from 1992. The monthly service charge is £240.86 and the annual ground rent is £80.00.

EPC Rating

C

Council Tax

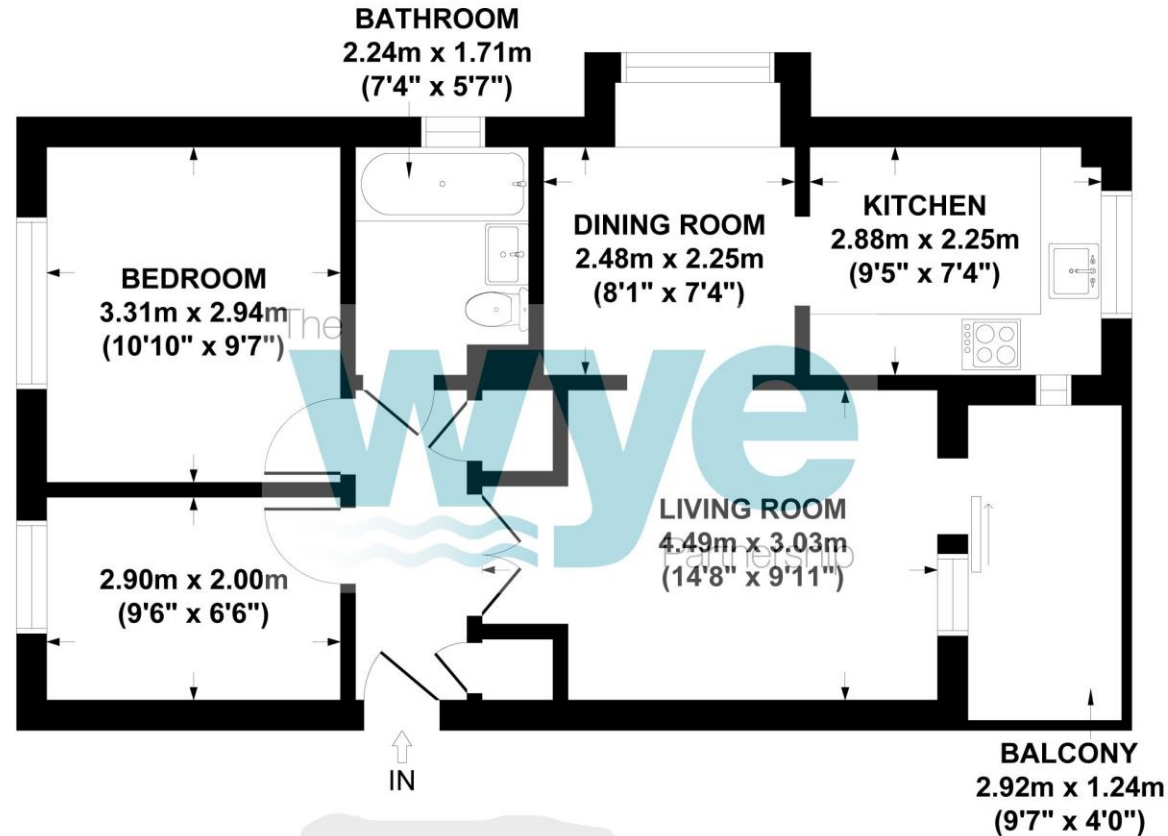
Band C

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



**GROSS INTERNAL
FLOOR AREA 53 SQ M / 568 SQ FT**

**OLD SCHOOL CLOSE, STOKENCHURCH, BUCKS, HP14 3RB
APPROX. GROSS INTERNAL FLOOR AREA 53 SQ M / 568 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE