



27 Old School Close, Stokenchurch, Buckinghamshire, HP14 3RB - £175,000

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## A ground floor two bedroom apartment located in a retirement development.

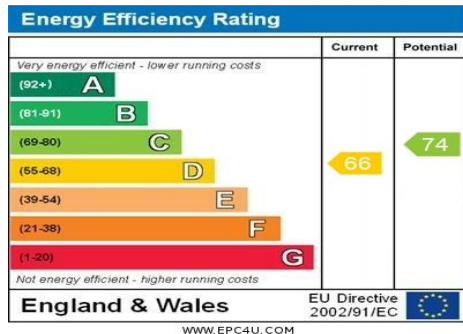
Over 60's Apartment | Communal Entrance Hall | Private Entrance Hall | Living Room | Dining Room | Kitchen | Two Bedrooms | Refitted Shower Room | Electric Heating | Double Glazing | Well Kept Communal Grounds | Residents Parking | Communal Facilities | No Onward Chain |

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Offered to the market with no onward chain and benefitting from new carpets and redecoration throughout is this ground floor apartment located in an over 60's development. The development is well located with easy access to local shops and amenities along with well kept communal gardens. Communal services and facilities include residents lounge, conservatory and site manager. The accommodation comprises communal entrance hall, private entrance hall, living room, dining room, kitchen, two bedrooms, refitted shower room, electric heating and double glazing.

# Price... £175,000

*Leasehold*



## 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 £242.66 and the annual ground rent is £80.00.

## EPC Rating

D

## 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 upon as statements of representation of fact and do not constitute any part of an offer or contract.*



OLD SCHOOL CLOSE, STOKENCHURCH, HP14 3RB  
 APPROX. GROSS INTERNAL FLOOR AREA 59 SQ M / 633 SQ FT  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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 FLOOR AREA 59 SQ M / 633 SQ FT

