



28 Old School Close, Stokenchurch, Buckinghamshire, HP14 3RB - £160,000

A two bedroom first floor retirement apartment with easy access to local amenities.

Over 60's Apartment | Communal Entrance Hall With Stair Lift | 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 |

A first floor two bedroom retirement apartment located in a development for the over 60's. The accommodation comprises communal hall with stair lift and private entrance hall, living room, dining room, kitchen, two bedrooms, refitted shower room/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... £160,000

Leasehold

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| | 72 | 76 |

England & Wales EU Directive 2002/91/EC

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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 125 year lease from 1992. The current service charge is £271.22 pcm. The annual ground rent is £80.00.

EPC Rating

C

Council Tax

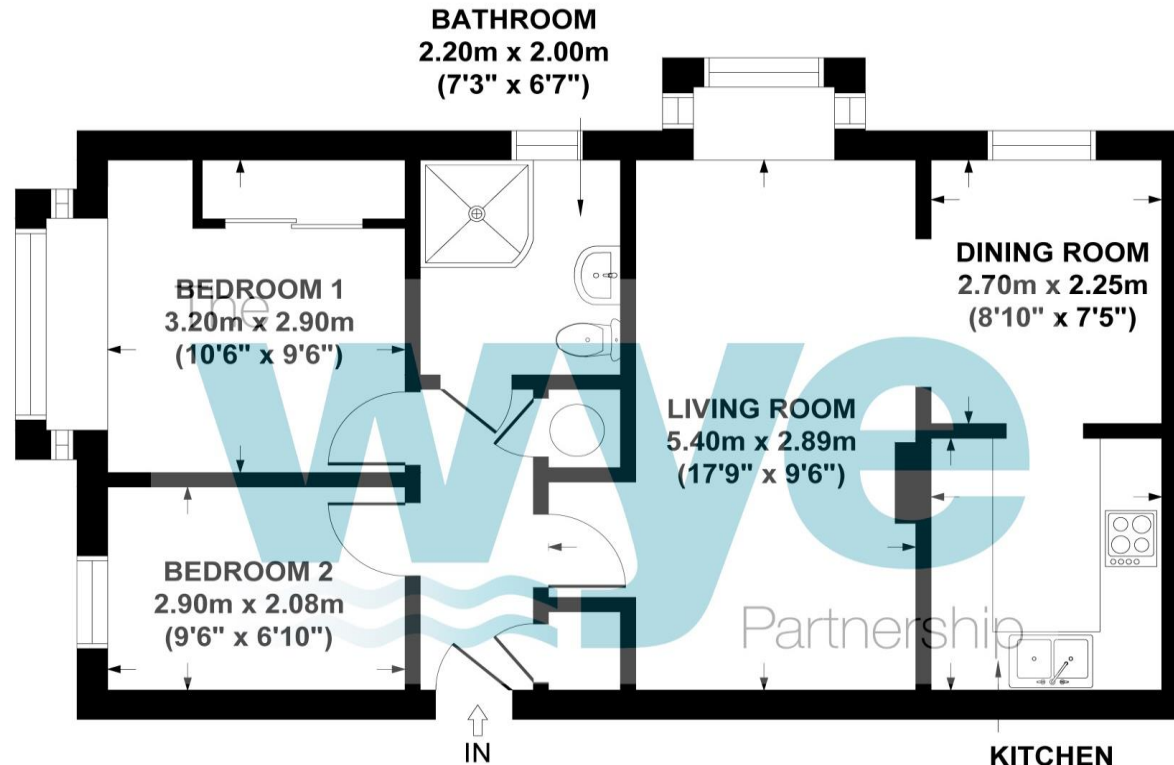
Band C

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





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ M / 624 SQ FT

28 OLD SCHOOL CLOSE, STOKENCHURCH, HP14 3RB
APPROX. GROSS INTERNAL FLOOR AREA 58 SQ M / 624 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE