





# Flat 2 Swilley Gardens Oxford Road, Stokenchurch, Buckinghamshire, HP14 3NZ

Built in 2019 is this stunning, ground-floor apartment located in the highly sought after village location of Stokenchurch situated within a short drive of Junction 5 of the M40 making it perfect for those looking to commute to London. Stokenchurch village centre offers an array of restaurants, cafes, bars, and several shops to explore. The accommodation comprises: spacious entrance hall, open plan lounge/kitchen/diner with door open to a small private garden area, two large double bedrooms and modern bathroom suite. The property further benefits: modern kitchen with integrated white goods, extra storage cupboards located throughout the apartment, gas central heating, allocated parking space and various visitor bays located within the development.

#### Leasehold Information:

There are 119 Years remaining on the lease. The annual charge ground rent is £180.00 and the service charge is £1115.00 per annum.

Council Tax band C.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.



**GAS CENTRAL HEATING & DOUBLE GLAZED  
MODERN DEVELOPMENT WITH PLENTY OF PARKING  
GROUND FLOOR APARTMENT WITH PRIVATE TERRACE  
TWO LARGE DOUBLE BEDROOMS  
MODERN FAMILY BATHROOM  
ALLOCATED PARKING WITH VISITOR BAYS  
OPEN PLAN KITCHEN/DINING/LOUNGE AREA  
CLOSE TO JUNCTION 5 OF THE M40  
INTERNAL VIEWING ADVISED  
IDEAL FIRST TIME PURCHASE OR BUY TO LET  
INVESTMENT**



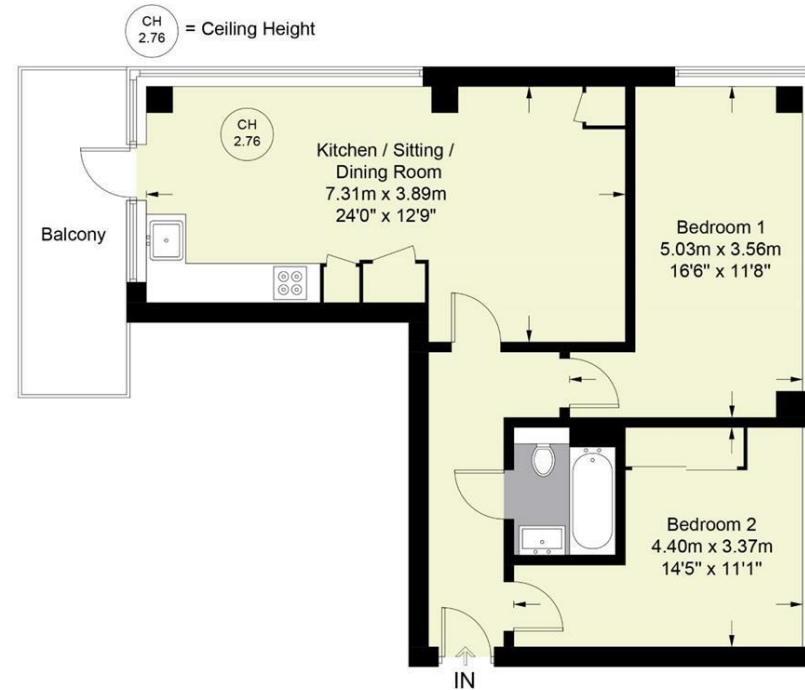






## Swilley Gardens, Oxford Road

Approximate Gross Internal Area = 680 sq ft / 63.2 sq m



### GROUND FLOOR

Floor Plan produced for Hursts 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.

Estate Agents  
**Hursts**

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)