



**Connells**

Swilley Gardens Oxford Road  
Stokenchurch High Wycombe



# Swilley Gardens Oxford Road Stokenchurch High Wycombe HP14 3NZ

for sale  
**£170,000**



## Property Description

Discover the perfect blend of comfort and convenience in this spacious one-bedroom studio apartment, ideally located in the highly desirable village of Stokenchurch. Offered with no onward chain and an impressive 118 years remaining on the lease, this property is ready for you to move straight in.

Positioned on the first floor, the apartment boasts a bright and airy open-plan layout, with double-aspect windows flooding the space with natural light. The cleverly designed bedroom area is partly partitioned for added privacy, while the modern kitchen and living space create a welcoming environment for relaxing or entertaining. The stylish bathroom features a rainfall shower over the bath, adding a touch of luxury to everyday living.

Outside, you'll enjoy allocated parking and beautifully maintained communal grounds.

Just a short stroll from Stokenchurch's charming village centre, you'll have easy access to local shops, amenities, and excellent transport links—perfect for commuters or those seeking a vibrant village lifestyle.

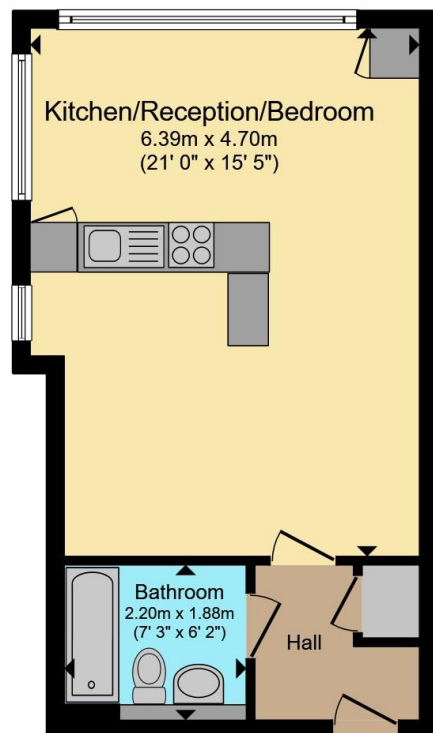
This is an opportunity not to be missed—book your viewing today!

## Entrance Hall

**Kitchen / Bedroom / Reception**  
21' max x 15' 5" max (6.40m max x 4.70m max)

**Bathroom**  
7' 3" max x 6' 2" max (2.21m max x 1.88m max)





Total floor area 37.5 m<sup>2</sup> (404 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax  
Band: B

Service Charge: 927.79 Ground Rent:  
175.50

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313472](http://connells.co.uk/Property/WYC313472)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC313472 - 0002