

43 Town End Court, Great Missenden, Buckinghamshire, HP16 9AZ



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*A wonderful, two bedroom maisonette, located in the heart of Great Missenden benefiting from a share of the freehold and no onward chain.*

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Storm Porch | Entrance Hall | Kitchen | Sitting Room | Principle Bedroom | En-Suite | Bedroom Two | Family Bathroom | Garage | Residents Parking | Communal Gardens |

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A delightful, two bedroom, first floor apartment in a fantastic location opposite Great Missenden station, a short stroll to shops, cafes and restaurants. Town End Court is in a tucked away location (more or less behind Samways).

The property is well-presented and well-proportioned.

The accommodation consists of a double-aspect living room, a refitted kitchen with integrated appliances, a master bedroom with ensuite shower room, another good size bedroom and bathroom. There is an excellent range of storage cupboards within the apartment including fitted wardrobes to both bedrooms. The apartment is light, bright and spacious and benefits from gas central heating and double glazed windows.

Outside, the communal gardens are available for residents' use, along with communal parking. This apartment also benefits from a garage (no.4) in an adjacent block.

**\*\* NO ONWARD CHAIN \*\***

**Price... £340,000**

*Freehold*



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## LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old High Street. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

## DIRECTIONS

From our Office in High Street, Great Missenden turn left at the mini-roundabout. After the last shop on the right hand side (Samways Newsagents) there is a driveway. Turn into the driveway and follow it to the end where you will find Town End Court. The property is in the central block overlooking the green.

## Additional Information

Council Tax Band E

EPC rating C

The development is managed by Townend Court Ltd. Annual service charge: £750- Covering buildings insurance, gutter and window cleaning and gardening for the communal areas.

## School catchments

Primary - Great Missenden CofE Combined School  
Boys' Grammar – Dr Challoner's Girls' Grammar  
– Dr Challoner's High School Mixed – Chesham Grammar Upper School/All ability – The Misbourne School (We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

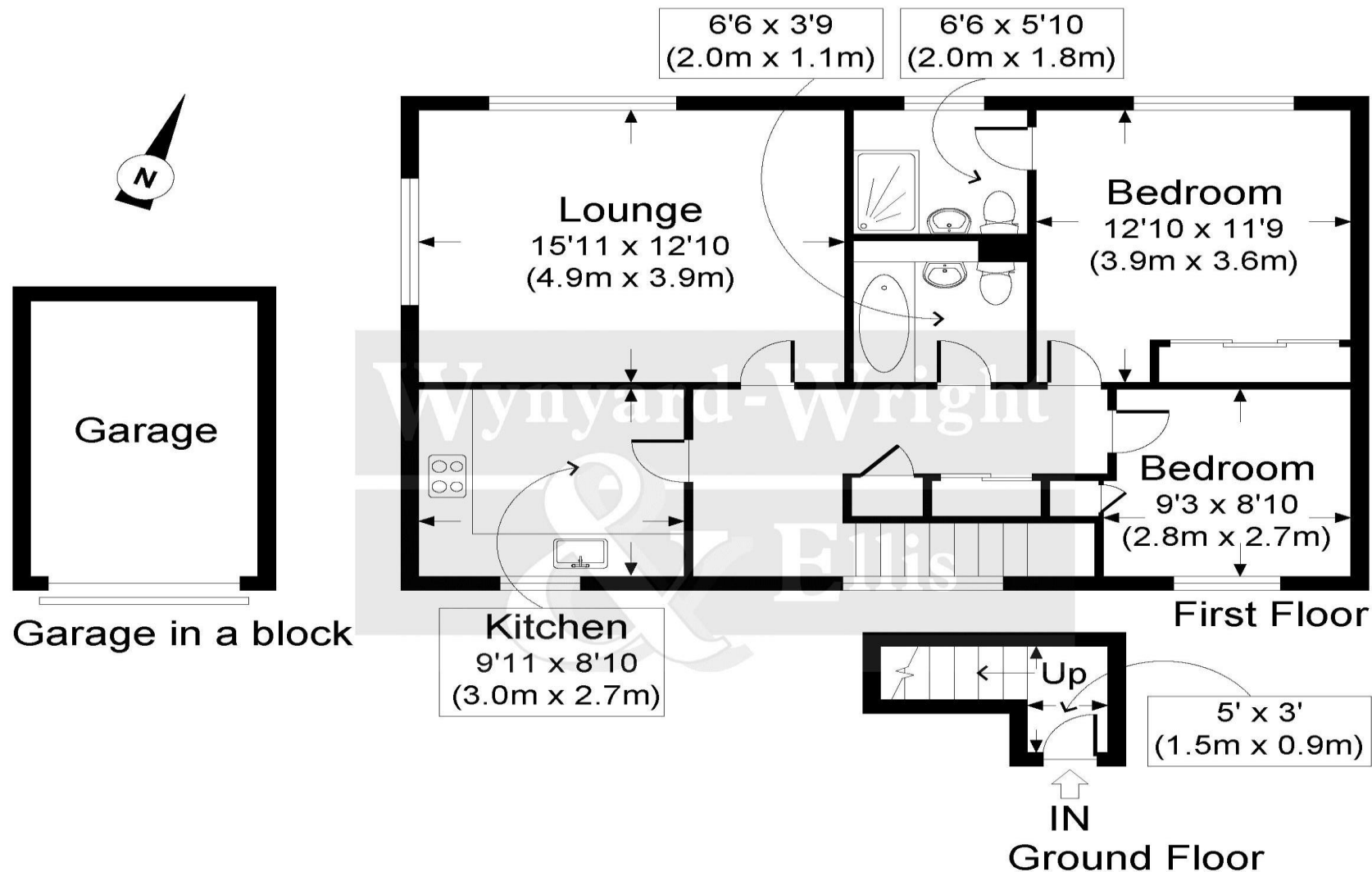
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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APPROX. GROSS INTERNAL FLOOR AREA 906 SQ FT / 84 SQ M. INC. GARAGE

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The **wye** Partnership