

10 The Residence, Saunderton, Buckinghamshire, HP14 4EA

A spacious, three double-bedroom, duplex apartment, set within a stunning conversion of an Art Deco building, offering bright, modern living all set within 8 acres of beautiful communal grounds. With a nearby mainline station providing a fast service to London Marylebone, owners enjoy a tranquil Countryside setting with the convenience of nearby towns and a pleasant commute.

| Communal Entrance | Video Entrance System | Storeroom/Study | Entrance Hall | Cloakroom | Open Plan Kitchen/Dining/Living Room | Landing | Family Bathroom | Three Double Bedrooms | En-Suite Bathroom | 8 Acres Communal Grounds | Inner Courtyard | Allocated Residents & Visitor Parking | On Site Gym |

The Residence is a stunning conversion of an Art Deco building into 57 luxury apartments. The building is set well back from the road in 8 acres of grounds. The development is built around a communal, enclosed courtyard garden, complete with mature planting and seating areas, and an expanse of lawned areas with mature trees surrounding the development and adjoining open breathtaking countryside.

Accessed via a unique, and highly impressive Art Deco communal entrance, with video entry system, this immaculate, three-bedroom, duplex apartment provides over 1600sqft of accommodation. The apartment is accessed off the inner courtyard with communal seating areas, pretty, landscaped planting and tranquil water features. This apartment benefits from an additional storeroom/study facing the courtyard, ideal for home working.

The entrance hall leads to a handy cloakroom, store cupboard and access to the rest of the accommodation. The large living accommodation measures 27'3 x 23 and is flooded with natural light from the two windows overlooking the grounds. The kitchen is modern and fitted with the usual integrated appliances.

On the first floor the family bathroom and three double bedrooms are accessed from a spacious landing. The principle bedroom outlooks the wonderful grounds and has a dressing room and en-suite bathroom. Bedroom three, currently used as an additional sitting room, also overlooks the grounds, whilst bedroom two is double aspect with large, full height windows and a dressing area with built in wardrobes.

Price... £460,000Leasehold



LOCATION

This property is situated in a quiet, semi rural location, surrounded by open countryside between High Wycombe and Princes Risborough. However, for the commuter, the location could not be better as there is a railway station just a 5 minute walk from the property with regular trains to and from London. Being situated between the two towns, High Wycombe with a vast array of shopping, travel, leisure and hospitality facilities is only 6 miles away and the smaller town of Princes Risborough, with a more select range of facilities is just 4 miles away.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 2 miles until reaching the first roundabout and turn right onto the A4010 Bradenham Road. Continue for approximately 4 miles and then turn right into Smalldean Lane. Proceed for a short distance and the entrance to The Residence will be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX BAND D
EPC EER RATING D

SERVICE CHARGE INFORMATION

Insurance; £399 in 2024; estimate of £419 in 2025;
Service charge; £2,242 in 2024; estimate of £2,376 in 2025; Ground rent; £450: rent review due in 2030 (every 10 years) with increase based on the annual RPI; 244 years remaining on the lease

SCHOOL CATCHMENT 2025/6

Primary School- Bledlow Ridge Combined
Upper: Princes Risborough School
Boys' Grammar- The Royal Grammar School,
Aylesbury Grammar School and John Hampden
Mixed Grammar- Sir Henry Floyd

MORTGAGE

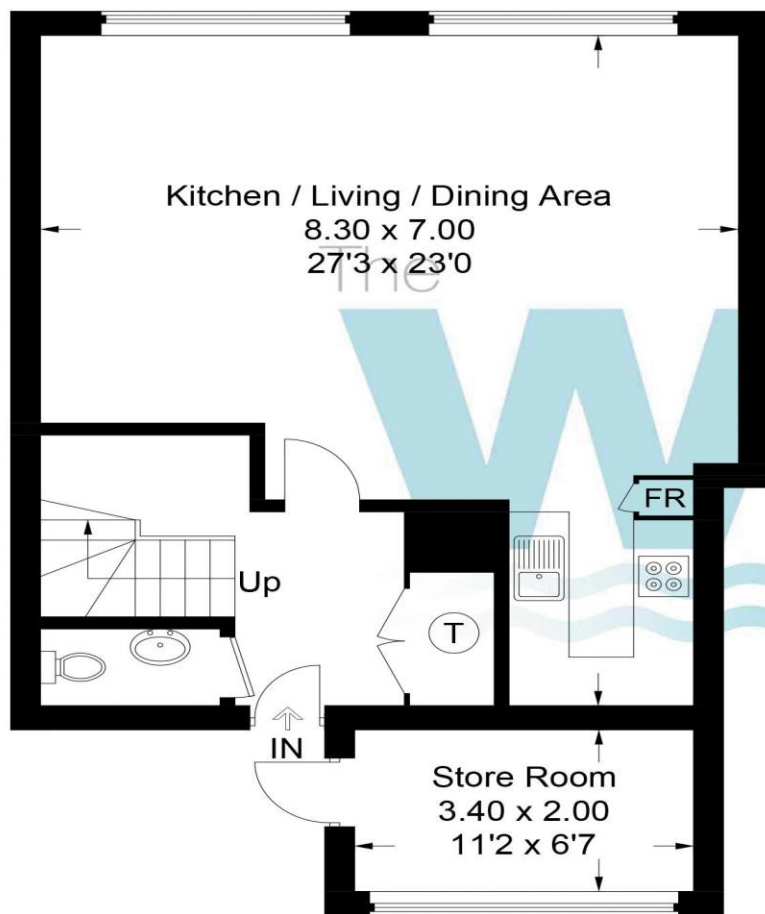
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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.

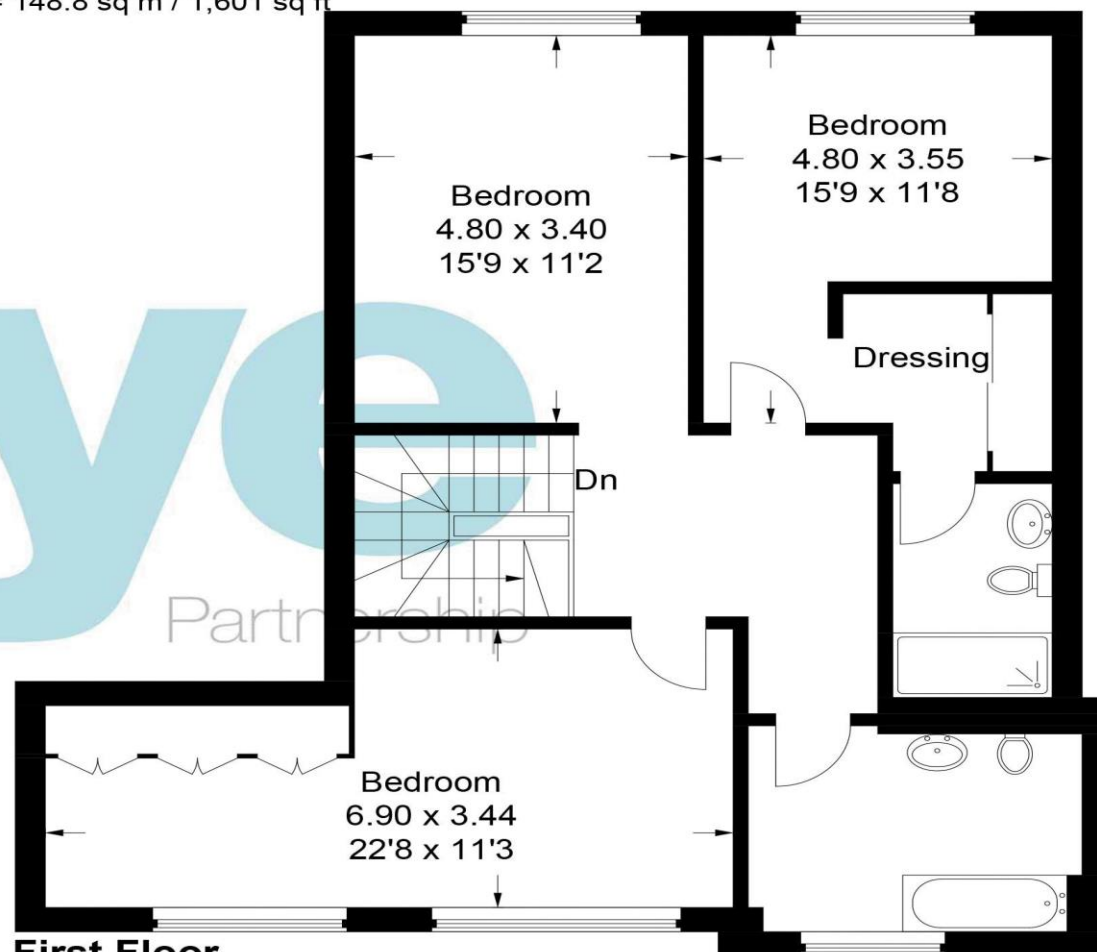


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Approximate Gross Internal Area
 Ground Floor = 56.9 sq m / 612 sq ft
 First Floor = 85.0 sq m / 915 sq ft
 Store Room = 6.9 sq m / 74 sq ft
 Total = 148.8 sq m / 1,601 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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