

# HUNT & NASH

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25 Chalford Flats Northcroft  
Wooburn Green, HP10 0BS

**Price Guide £230,000**



## 25 Chalford Flats Northcroft Wooburn Green, HP10 0BS

Spacious one double bedroom ground floor apartment in a popular development within a short, level walk of the village green, offered for sale with no onward chain. Council Tax Band C. EPC Rating TBC

Offered for sale with no onward chain is this spacious one bedroom ground floor apartment in a popular block that would make an ideal first time purchase or rental investment. The apartment would benefit from redecoration and new carpets but all in all represents a good opportunity.

The accommodation comprises of a front dual aspect sitting room with an attractive fireplace. There is a separate kitchen that is fitted with a range of matching wall and base units above and below fitted work surfaces with space for all the usual appliances.

A double bedroom at the rear of the property is complemented by a refitted shower room.

Well maintained communal gardens surround the property and there is a single garage conveyed with the apartment, in a nearby block. The annual Service Charge the garage is £90.00

Within a short walk is Wooburn Green, a popular village with thriving shops, restaurants, p u b s a n d excellent schools The village is situated between Marlow, Beaconsfield a n d H i g h Wycombe with good access to both the M4 & M40. Beaconsfield station is



also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line).

#### HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR.

#### Travel Time from Bourne End Station

Marlow 8 min | Maidenhead 12 min  
| London Paddington (via Elizabeth Line) 35 min

189 YEAR LEASE FROM 1975 ,  
SERVICE CHARGES £963.45 PA  
& GROUND RENT £50

## Floor Plan



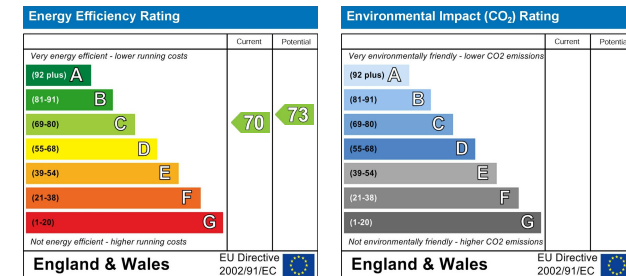
## Viewing

Please contact our Bourne End Office on 01628 522 568 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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