



OLD WOOL SHOP, MAGNUM HOUSE, LANE END
PRICE: £250,000 LEASEHOLD

am ANDREW
MILSOM

**OLD WOOL SHOP
MAGNUM HOUSE
HIGH STREET
LANE END
BUCKS, HP14 3JG**

PRICE £250,000 LEASEHOLD

Built in 1987 in a Victorian style, an attractive one bedroom ground floor maisonette offered for sale with no onward chain ideally located in the heart of Lane End village.

**SMALL COURTYARD GARDEN:
DOUBLE BEDROOM:
BATHROOM: OPEN PLAN LIVING
ROOM AND KITCHEN: ELECTRIC
HEATING: ALLOCATED PARKING FOR
ONE CAR: DOUBLE GLAZED: IDEAL
FIRST PURCHASE OR BUY TO LET
INVESTMENT.**

TO BE SOLD: A rarely available one bedroom ground floor maisonette benefitting from its own private courtyard garden, a spacious open plan living room and kitchen and private parking to the rear offered for sale with no onward chain. Lane End has shops for day-to-day needs, school and doctors surgery whilst more extensive facilities can be found in Marlow and High Wycombe. For the commuter, the M40 is accessible at Handy Cross (J4) for Oxford, Birmingham and London. There are railway stations at Marlow and High Wycombe serving Paddington via Maidenhead and Marylebone respectively. The accommodation comprises:

Part glazed front door to

**OPEN PLAN LIVING ROOM AND
KITCHEN:**



Living room area: a front aspect room with two double glazed sash windows, electric radiators, wooden flooring.



Kitchen area: fitted with a range of Shaker style floor and walls, wood effect work surfaces, ceramic hob with extractor fan and oven below, one and half bowl sink, washing machine, fridge, tiled borders.



BEDROOM a rear aspect room with double glazed window and door to courtyard garden, electric radiator.



BATHROOM white suite comprising an enclosed panel bath with shower over, wash hand basin, low level wc, heated towel rail, storage/utility area with hot water cylinder and space and plumbing for an additional appliance.



OUTSIDE: To the rear of the property is a small private block paved courtyard garden with gated rear access.

PARKING: There is one allocated parking space to the rear.

TENURE: Leasehold. 125 years from 2015.

GROUND RENT: £100 per half year.

SERVICE CHARGE: The maintenance charge is split between 3 properties, and Old Wool Shop pays 25% of the cost as and when work is required. For Old Wool Shop, the charge for 2026 was £691.70 which included the building insurance which is £435.45 (25% of total £1741).

DIRECTIONS: Use **HP14 3JG**. When entering the village of Lane End from Marlow proceed past the duck pond on the right and turn right by North's garage where Magnum House can be found on the right hand side.

VIEWING: Please arrange to view with our Marlow office on **01628 890707** or by emailing **homes@andrewmilsom.co.uk**

M49470926 EPC BAND: D.
COUNCIL TAX BAND: tbc

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation.

As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
52.9 sq m / 569 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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