



**12 Old School Close, Stokenchurch, Buckinghamshire, HP14 3RN**

**£175,000**

## 12 Old School Close

Stokenchurch, High Wycombe

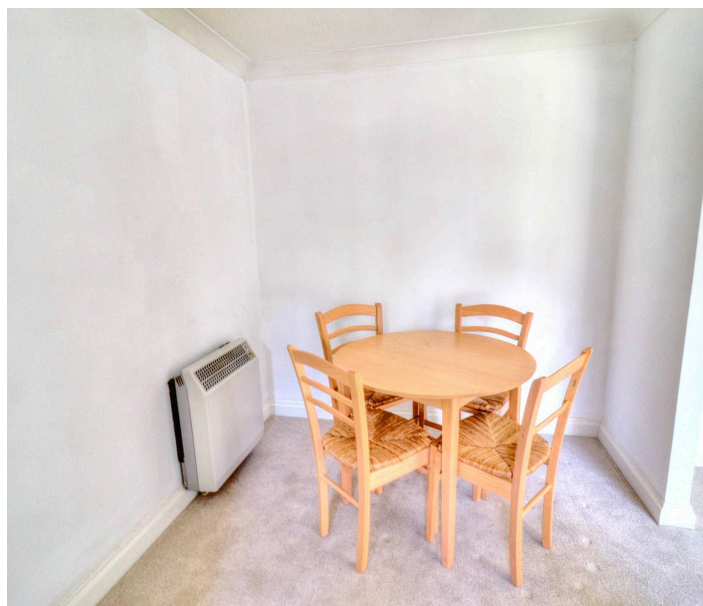
- Well Located & Maintained Development For The Over 60's
- Ground Floor Apartment With Southerly Outlook
- Two Bedrooms & Modern Shower Room
- New Carpet & Updated Decor
- No Onward Chain

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops and a library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

Council Tax band: C

Tenure: Leasehold. Remainder of 125 year lease from November 1989. £50.00 pa ground rent & £3,600.00 pa service charge.

EPC Energy Efficiency Rating: D



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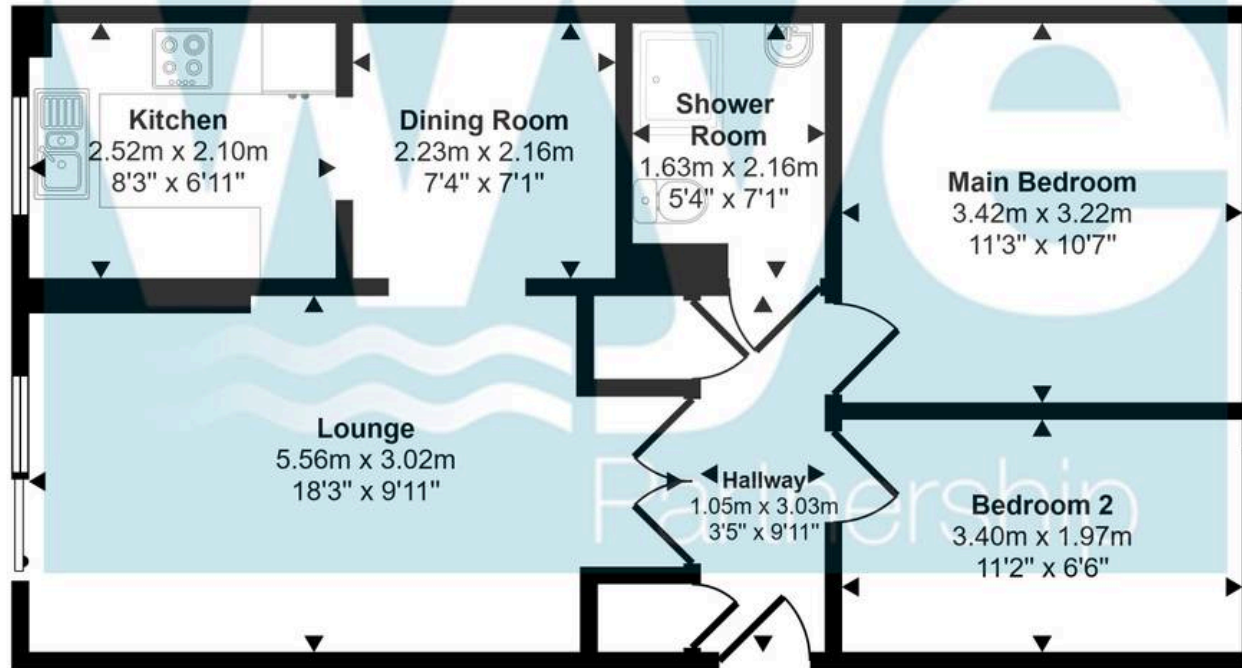
Popular style two bedroom ground floor retirement apartment.

Located in one of the best positions in the development with a southerly aspect overlooking the well kept gardens is this bright and airy improved ground floor apartment. A community for the over 60's that is well located with easy access to local amenities and communal services and facilities include residents lounge, conservatory and site manager. With new carpet the updated accommodation comprises communal hall, private entrance hall, south facing living room with patio doors, dining room, Howden kitchen, two bedrooms, refitted shower room/W.C., double glazing, electric heating, communal gardens and residents parking. Offered with no onward chain.





Approx Gross Internal Area  
55 sq m / 587 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Wye Partnership Stokenchurch

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