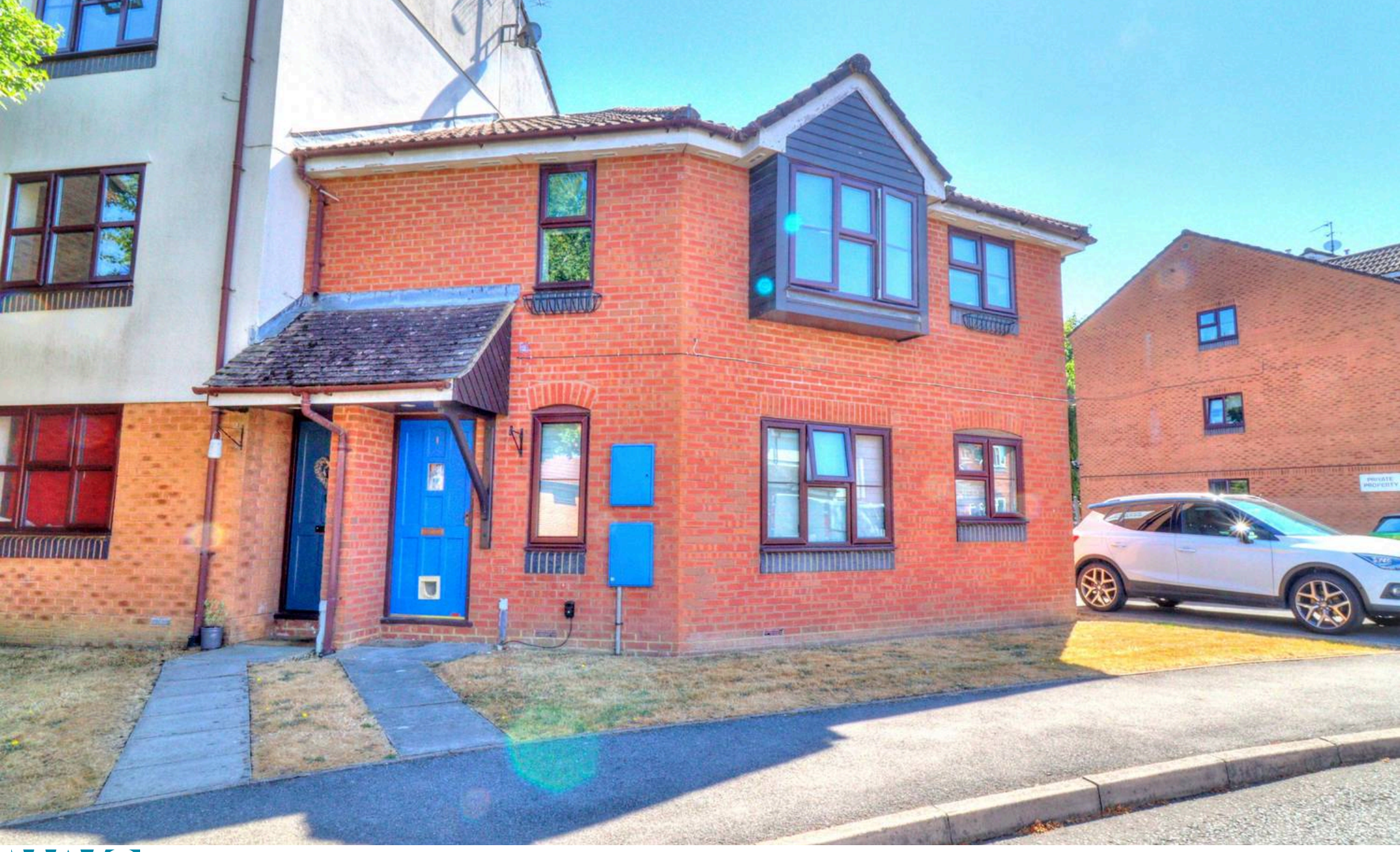


wye Partnership

3 Barkus Way, Stokenchurch, Buckinghamshire, HP13 3RD

£225,000

3 Barkus Way

Stokenchurch, High Wycombe

- First Floor Maisonette
- Two Allocated Parking Spaces
- 964 Year Lease
- Low Service Charges
- Close To Local Shops And Amenities
- Communal Gardens

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, library and local pub. 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: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

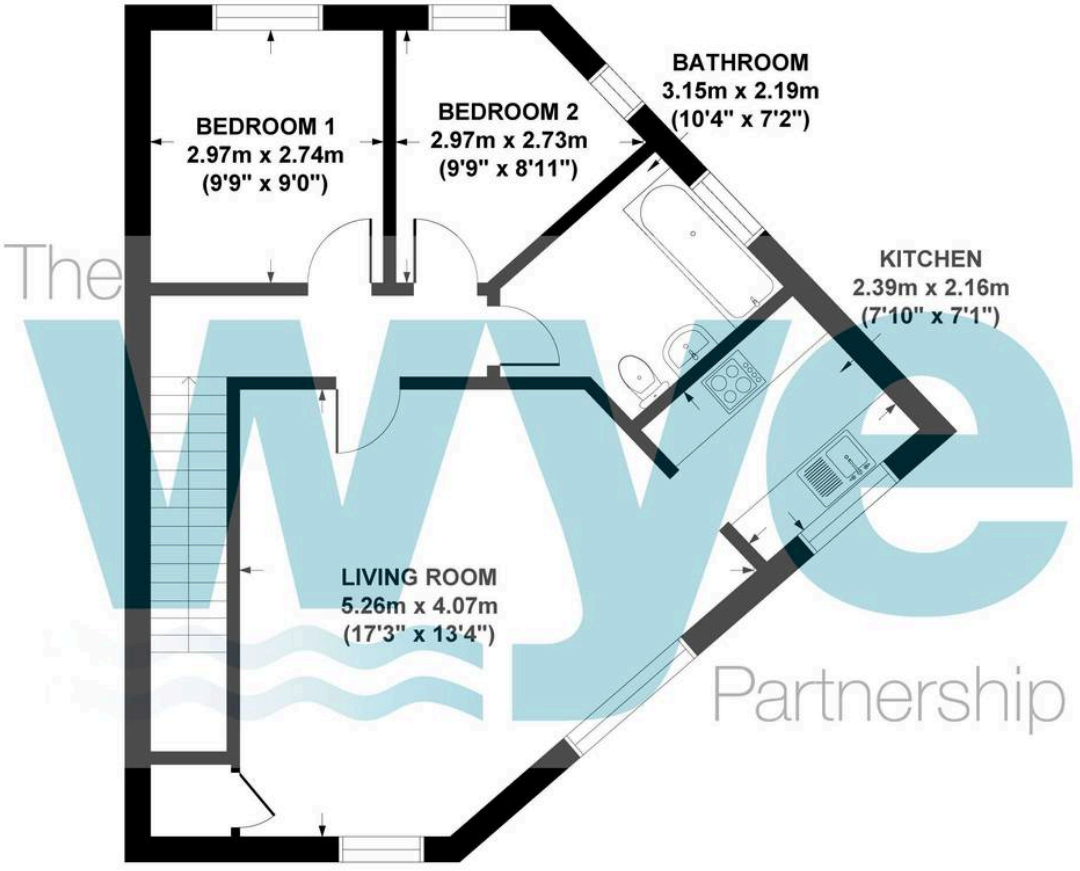
3 Barkus Way

Stokenchurch, High Wycombe

First floor modern apartment located in a cul de sac with two allocted parking spaces and long lease.

An immaculately presented and well proportioned two bedroom first floor maisonette, benefitting from two allocated parking spaces, communal gardens and is ideally situated close to local shops. The accommodation comprises a private entrance hall with stairs leading to first floor, spacious living room which leads onto the kitchen, two bedrooms, bathroom W.C., double glazing, updated electric heating, allocated parking and communal gardens. Viewing recommended.

The property is Leasehold with 964 years remaining on the lease. We are informed the annual service charge is £1,363.00.



GROSS INTERNAL
FLOOR AREA 56 SQ M / 605 SQ FT

BARKUS WAY, STOKENCHURCH, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP14 3RD
APPROX. GROSS INTERNAL FLOOR AREA 56 SQ M / 605 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch - HP14 3TA

01494 509377 • stokenchurch@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.