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Wycombe Road
Stokenchurch

**Karenza,
Wycombe Road,
Stokenchurch,
HP14 3DA**

Guide Price £195,000

This well-presented first floor apartment offers an excellent opportunity for first-time buyers or investors alike.

The property comprises a spacious one-bedroom layout, featuring a bright and comfortable living area, a well-proportioned double bedroom with fitted wardrobes, and a fitted kitchen complete with a built-in oven and electric hob. The apartment is designed for practical, low-maintenance living, making it an ideal choice for those seeking convenience and functionality.

Other notable features : Allocated Parking & Large Communal Garden, Security Entry Phone, Redecorated & New Fitted Carpets Throughout

Lease Information :

Ground Rent £300 per year

Service Charge £1998 per year

Lease Length 88 Years Remaining

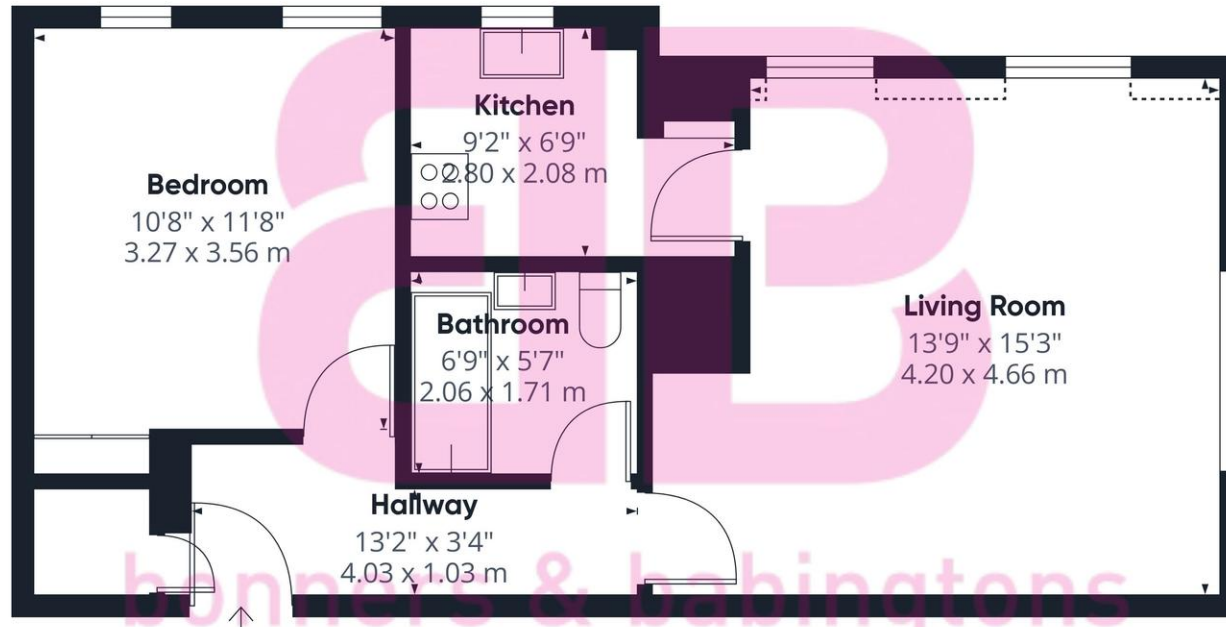




Location
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



Tenure: Leasehold
Council Tax Band: C



Approximate total area⁽¹⁾
516 ft²
47.9 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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