



**4 Hunt Court, Marlow Road, Stokenchurch, Buckinghamshire. HP14 3NY**

**£235,000**

# 4 Hunt Court Marlow Road

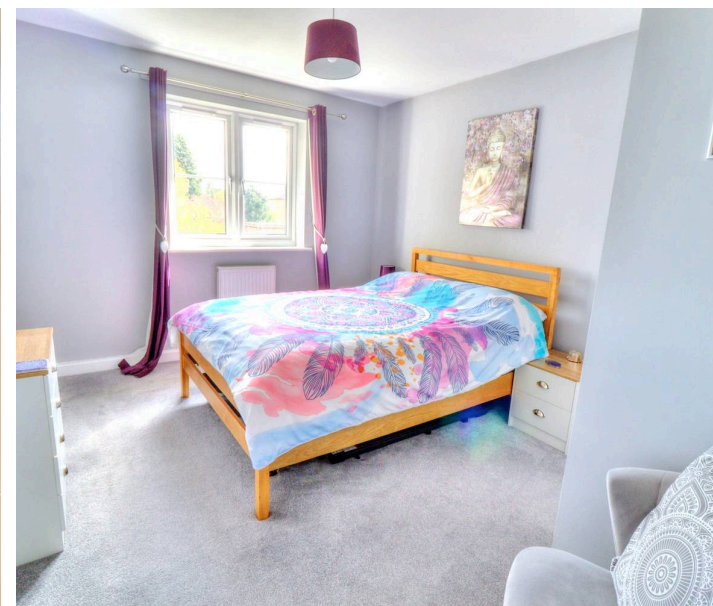
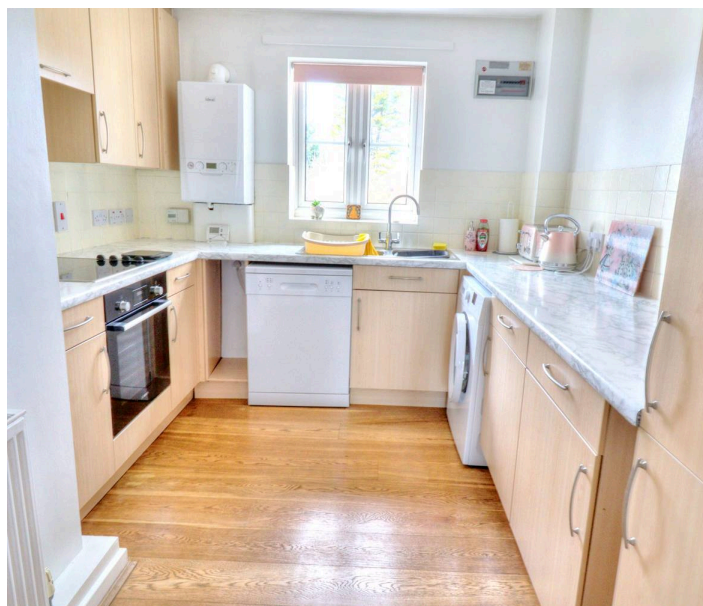
Stokenchurch, High Wycombe

- A 'Bright & Airy' Well Presented First Floor Apartment
- Small Popular Cul De Sac Development
- Two Bedrooms
- Lounge/Dining Room With South Facing Balcony
- Gas Heating To Radiators & Double Glazing
- Allocated & Visitors Parking

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, 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

EPC Energy Efficiency Rating: C



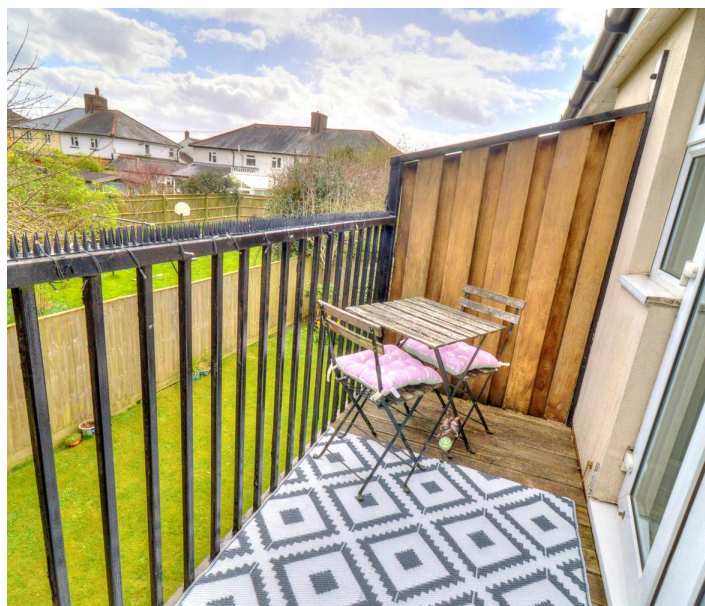
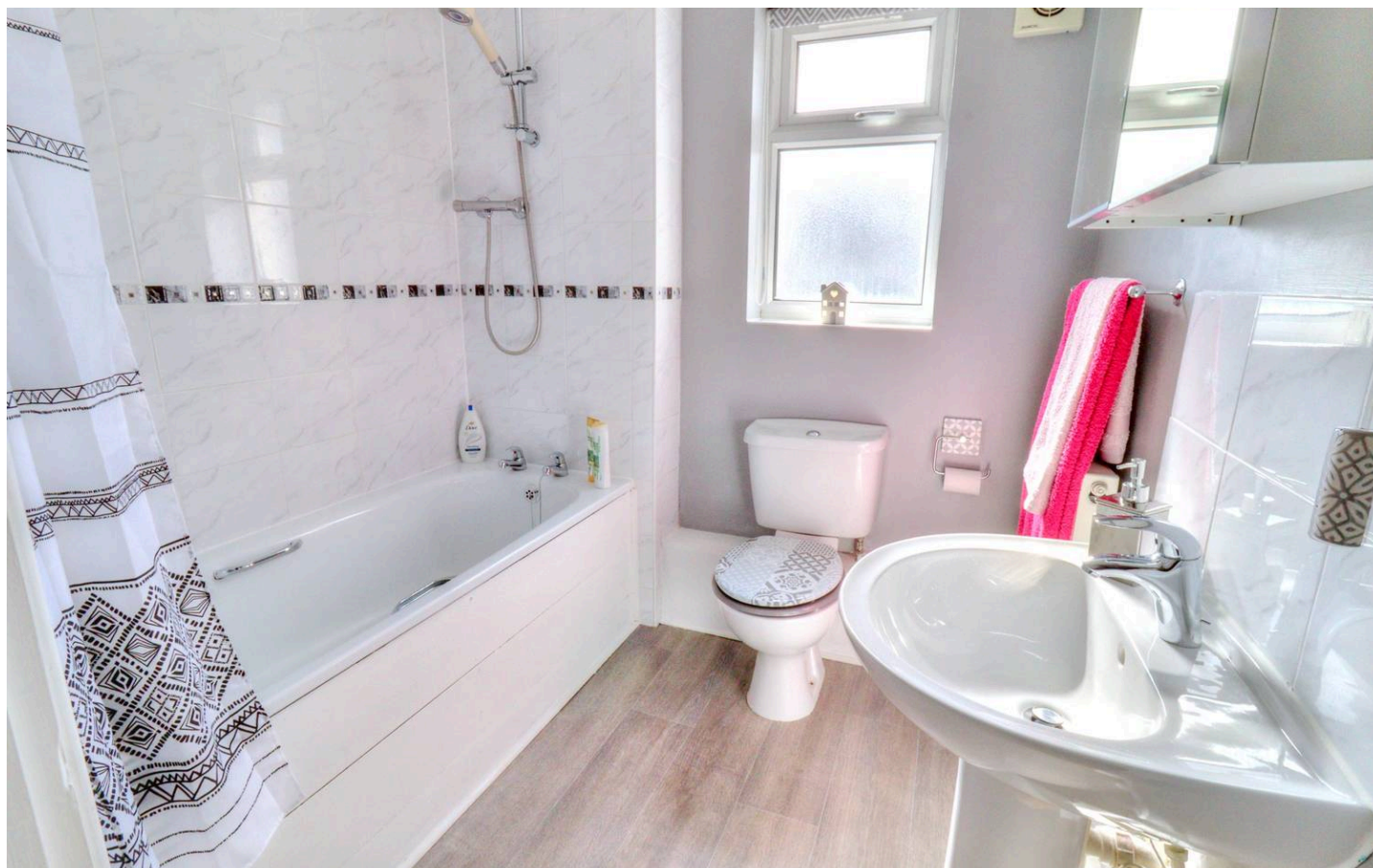
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Stokenchurch, High Wycombe

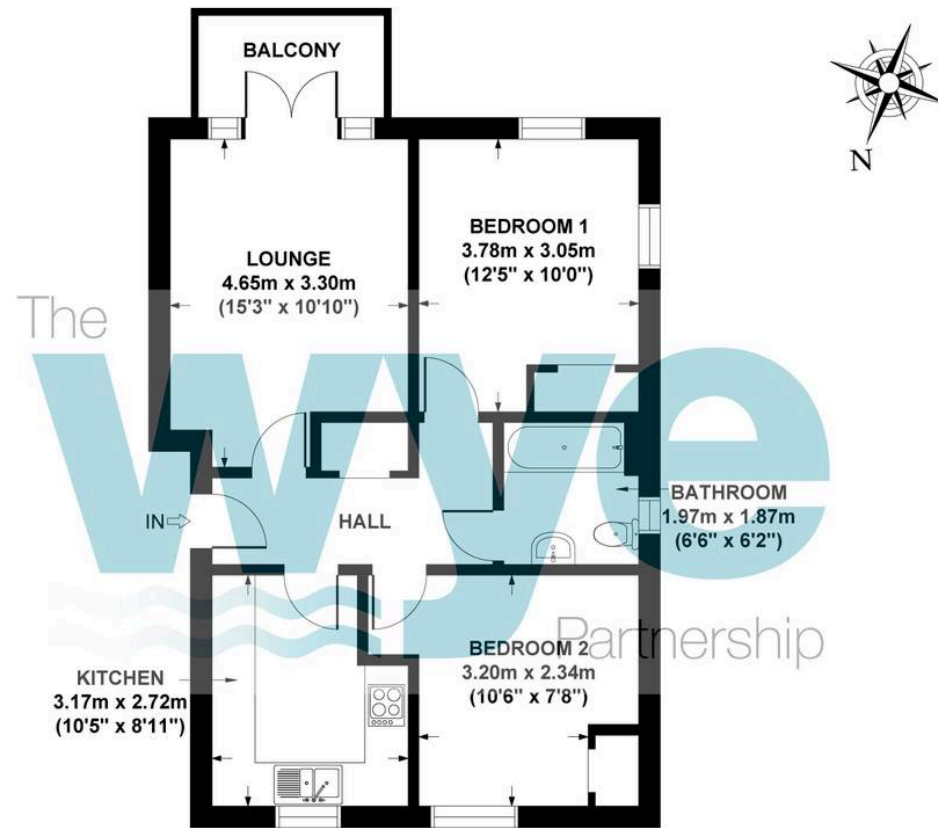
A spacious first floor two bedroom apartment with gas heating to radiators and modern fitments throughout.

With modern fitments throughout this immaculately presented first floor apartment can be found in a small popular development with easy access to M40 and village amenities. Entering from a communal hall servicing just four apartments you enter into a private entrance hall which leads to all rooms and access to private loft providing additional storage. The living/dining room has double doors opening to a south facing balcony that overlooks the communal gardens to rear. The kitchen is fitted in a modern range of base and eye level cupboards with built in oven and induction hob. Further accommodation comprises two bedrooms and modern bathroom with window to side providing natural light and ventilation. Gas heating to radiators and double glazing also feature. Outside there is allocated parking, visitor spaces, well kept communal gardens and bike shed. Viewing fully recommended.

The property is Leasehold with 105 years remaining on the lease. We are informed the annual service charge is £2,723.52 and an annual ground rent of £100.00.







GROSS INTERNAL  
FLOOR AREA 58 SQ M / 624 SQ FT

**HUNT COURT, MARLOW ROAD, STOKENCHURCH, HP14 3NY**  
**APPROX. GROSS INTERNAL FLOOR AREA 58 SQ M / 624 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch - HP14 3TA

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