



Flat 9, The Mill Coaters Lane, Wooburn Green - HP10 0FN
£350,000





Flat 9

The Mill Coaters Lane, High Wycombe

- 3 Bedrooms
- 2 Bathrooms
- Balcony
- Separate Kitchen
- 2 Parking Spaces
- No Chain
- Close To David Lloyd Leisure Centre

Just 3 miles from Beaconsfield and under a mile from Wooburn Green's village centre, this apartment is perfectly placed. You'll find local shops nearby for everyday needs, with larger stores like Waitrose, M&S Food Hall, Sainsbury's, and a large Tesco all within easy reach.

Great transport links to the M40 (Junction 3) is just over a mile away for easy access to London, Oxford, and beyond. Fast train services run to London from both Beaconsfield (Marylebone) and Bourne End (Paddington via Maidenhead). And for fitness fans, the David Lloyd Health Club & Spa is just a stone's throw from your front door. Fantastic two bedroom, two bathroom, two parking space apartment on the second floor of this popular development with outside space. Available with no chain.



Flat 9

The Mill Coaters Lane, High Wycombe

This generous three bedroom, two-bathroom apartment at 1,023 sq ft is one of the largest in the development and quietly located in this ever popular village. It's chain-free, so you can move quickly if needed. Located on the first floor (lift access) of this handsome building, the well-proportioned living room has ample space for dining and overlooks the communal gardens and gently flowing stream below. The kitchen is fitted with a comprehensive range of modern wall and base units, with a full range of integrated appliances and space for a breakfast table and chairs. The main bedroom has built in wardrobes, a door leading onto a private balcony and a well appointed ensuite shower room. The second bedroom has a dual aspect with built in wardrobes, whilst bedroom three is a smaller double bedroom, both served by a modern family bathroom. PARKING: There are two allocated parking spaces behind electrically operated gates.

LEASE: 125 years from 1st January 2002

SERVICE CHARGE - £3,436 pa

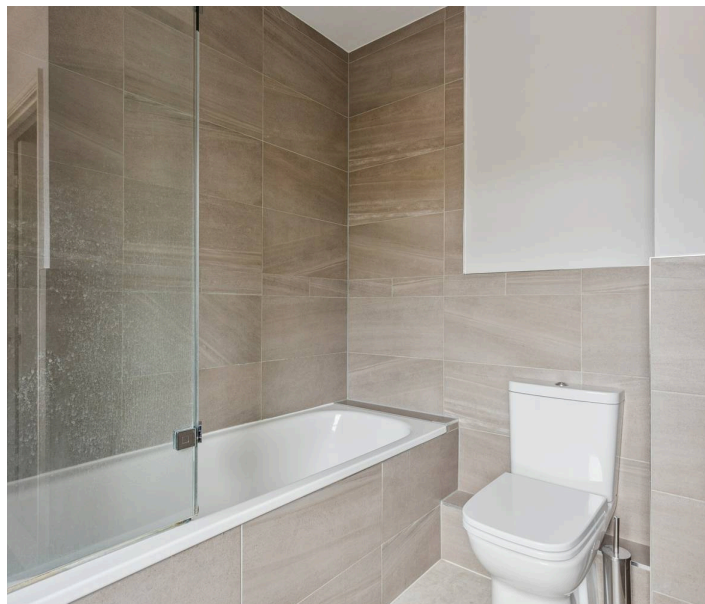
EPC Rating: C

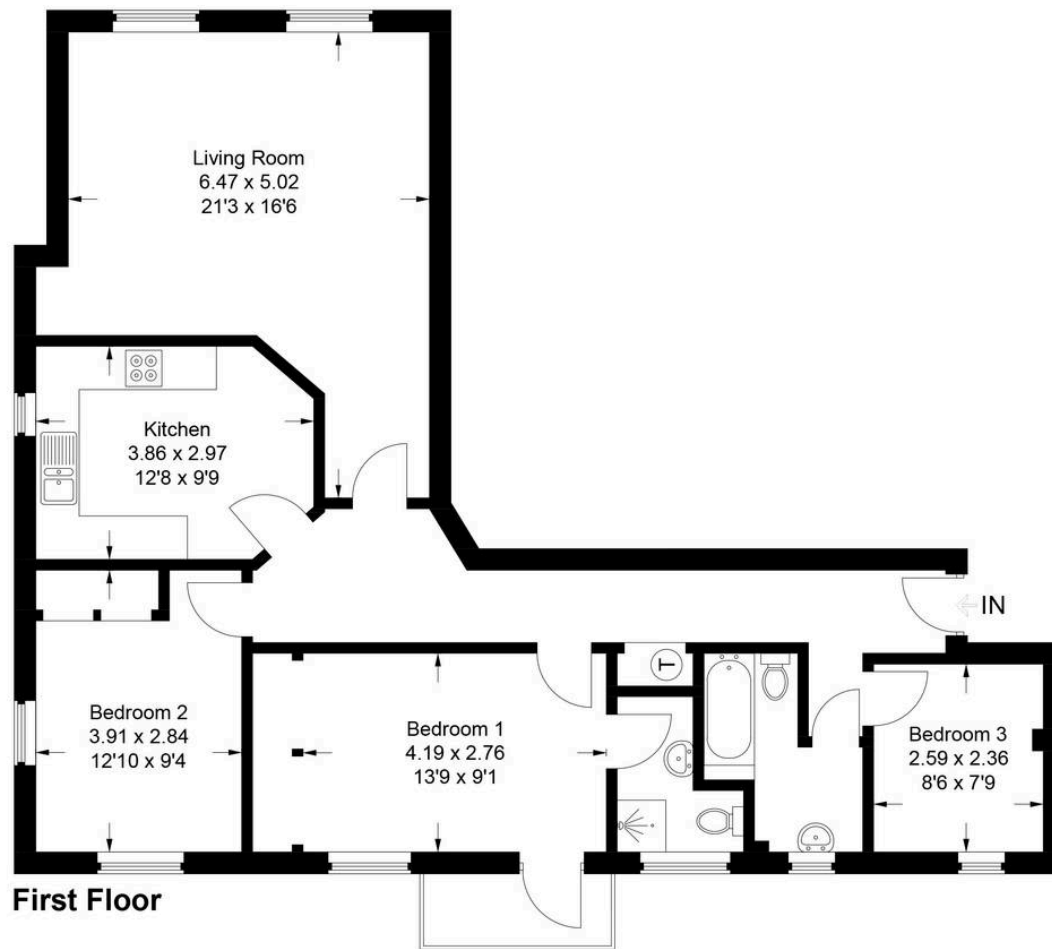
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





9 The Mill, Coaters Lane

Approximate Gross Internal Area = 95.0 sq m / 1,023 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.