



**2 Curzon Gate Court, George Road, Stokenchurch, HP14 3RU**  
**£210,000**

## 2 Curzon Gate Court George Road

Stokenchurch, High Wycombe

- Ground Floor Two Bedroom Apartment
- Well Located With Easy Access To Village Amenities
- Spacious Lounge/Dining Room
- Residents Parking
- Share Of Freehold With 984 Year Lease Remaining
- No Onward Chain

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

EPC Energy Efficiency Rating: D



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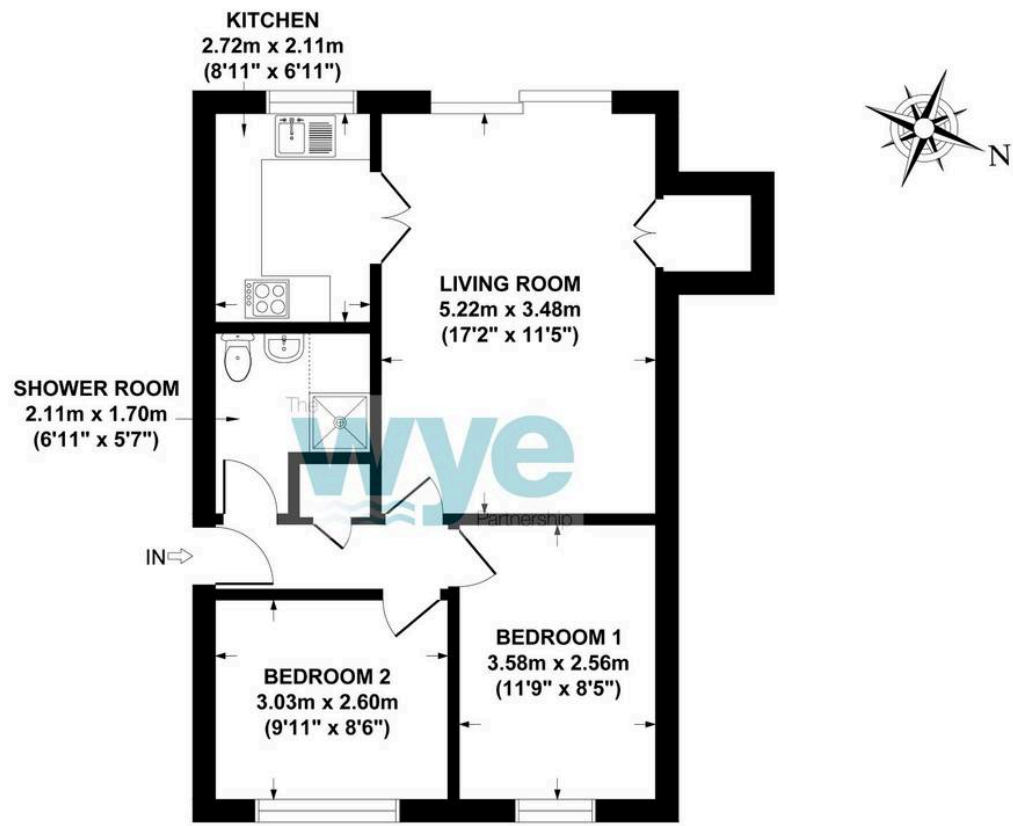
Stokenchurch, High Wycombe

A good size two bedroom ground floor apartment that is well located in the village with easy access to amenities.

Located in a small development and benefitting from being share of freehold and 984 year lease is this decent size ground floor apartment that is offered with no onward chain. The accommodation comprises communal entrance hall, private entrance hall, lounge/dining room with patio doors opening onto a patio, kitchen, two good size bedrooms, shower room, electric storage heating, double glazing, residents parking and communal gardens.

The property is share of freehold with a service charge of £480.00 per year. The remaining lease is 984 years.





GROSS INTERNAL  
FLOOR AREA 53 SQ M / 566 SQ FT

**CURZON GATE COURT, GEORGE ROAD, STOKENCHURCH, BUCKS, HP14 3RU**  
**APPROX. GROSS INTERNAL FLOOR AREA 53 SQ M / 566 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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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.

