



10 Old School Close, Stokenchurch, Buckinghamshire, HP14 3RB - Offers in the Region Of £185,000

Popular style two bedroom ground floor retirement apartment.

Communal Entrance Hall | Private Entrance Hall | Living Room Overlooking Communal Gardens | Dining Room | Kitchen | Two Bedrooms Re-Fitted Shower Room | Electric Heating | Double Glazing | Residents Parking | Communal Residents Lounge | Site Manager | Extended Lease |

This bright and airy ground floor apartment for the over 60's is well located with easy access to local amenities and benefits from an extended lease. The well presented accommodation comprises communal hall, private entrance hall, south facing living room with patio doors overlooking the well-kept gardens, dining room, kitchen with updated oven & hob, two bedrooms, refitted shower room/W.C., double glazing, electric heating, satellite TV and residents parking. Communal services and facilities include residents lounge, conservatory and site manager.



Price... Offers in the Region Of £185,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

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

DIRECTIONS

From the village centre proceed in an easterly direction on the Wycombe Road A40. At the fork in the road bear right into Marlow Road where Old School Close can be immediately found on your left.

ADDITIONAL INFORMATION

The property is leasehold with the 181 years remaining on the extended lease. The current service charge is £3,553.92 per year.

EPC Rating

D

Council Tax

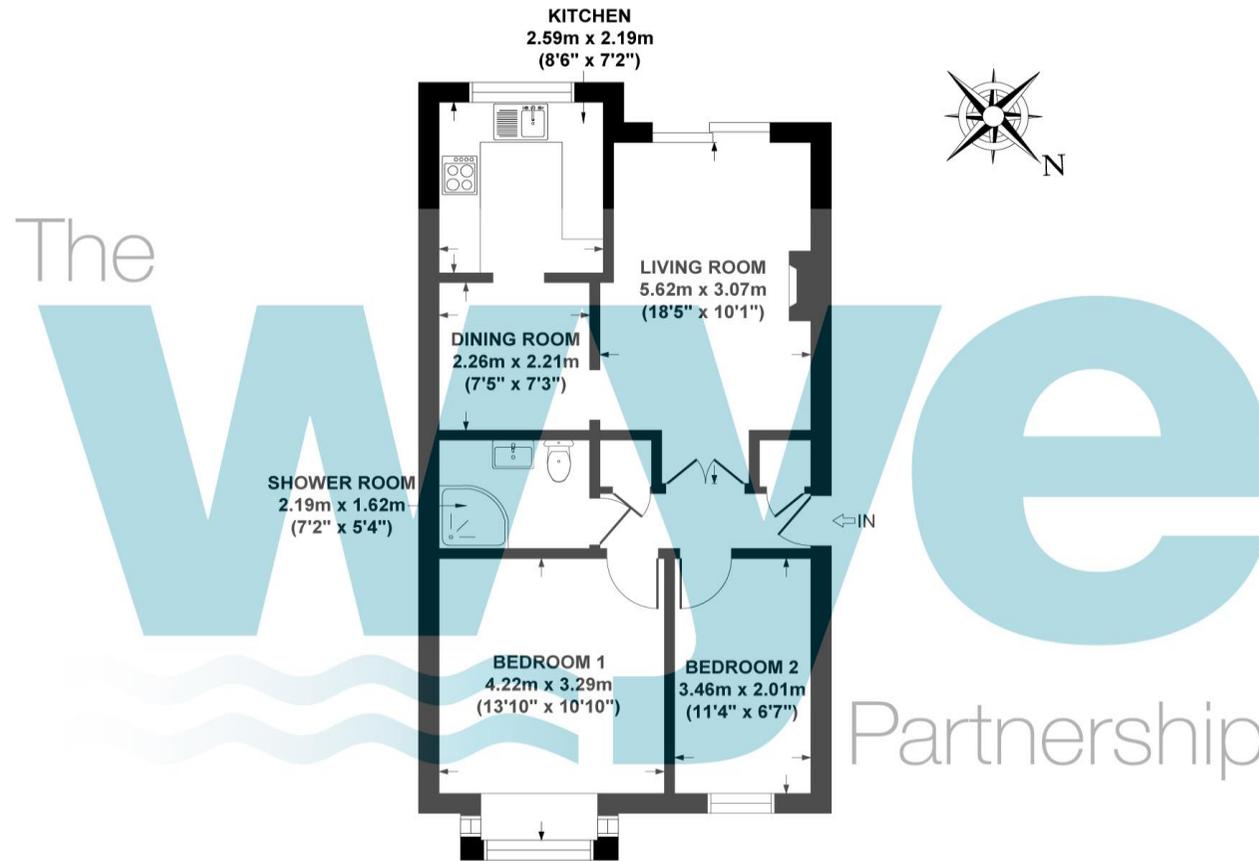
Band C

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 55 SQ M / 590 SQ FT

OLD SCHOOL CLOSE, STOKENCHURCH, HP14 3RB
APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 590 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE