



14 The Mill Coaters Lane, Wooburn Green - HP10 0FN
£400,000

 **TIM RUSS**
& Company



14 The Mill Coaters Lane

High Wycombe

- No Chain
- 1025sqft
- Balcony
- Two Allocated Parking Spaces
- David Lloyd Health Club & Spa Opposite
- Great First Time Buy or Investment

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 this spacious property with 1025sqft.



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This large two-bedroom, two-bathroom apartment (a generous 1,025 sq ft!) is one of the biggest in the development and sits quietly at the end of a lovely cul-de-sac in a popular village. It's chain-free, so you can move quickly if needed.

Located on the second floor (with lift access), the apartment has a roomy entrance hall with a handy airing cupboard and access to all the rooms. The standout feature? A huge living/dining room just under 24ft long with plenty of space to relax or entertain. There's also a balcony where you can enjoy open views over the River Wye. The kitchen is modern and well-equipped, with loads of storage and prep space.

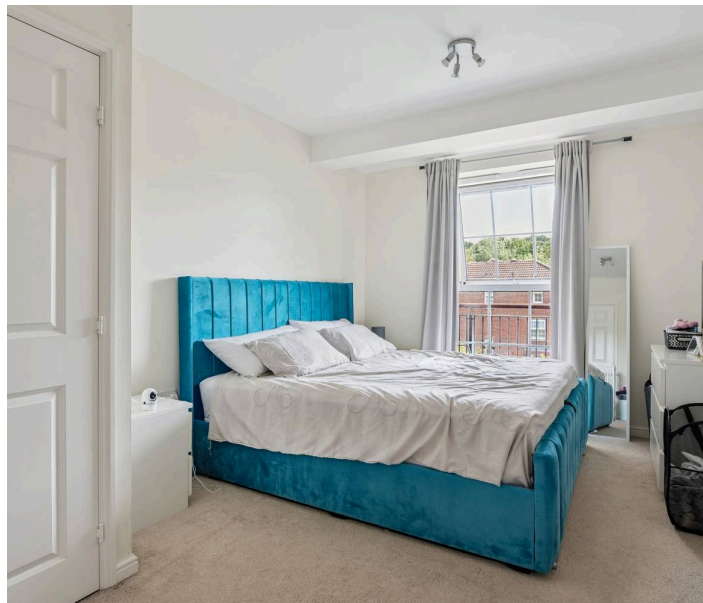
The main bedroom has triple fitted wardrobes and its own en-suite shower room. The second bedroom is another good-sized double with a built-in wardrobe, and there's a main bathroom just across the hall. You'll have access to beautifully kept communal gardens that look out over the river – a lovely spot for a morning coffee or evening wind-down. There are also *two allocated parking spaces*, so no need to worry about parking.

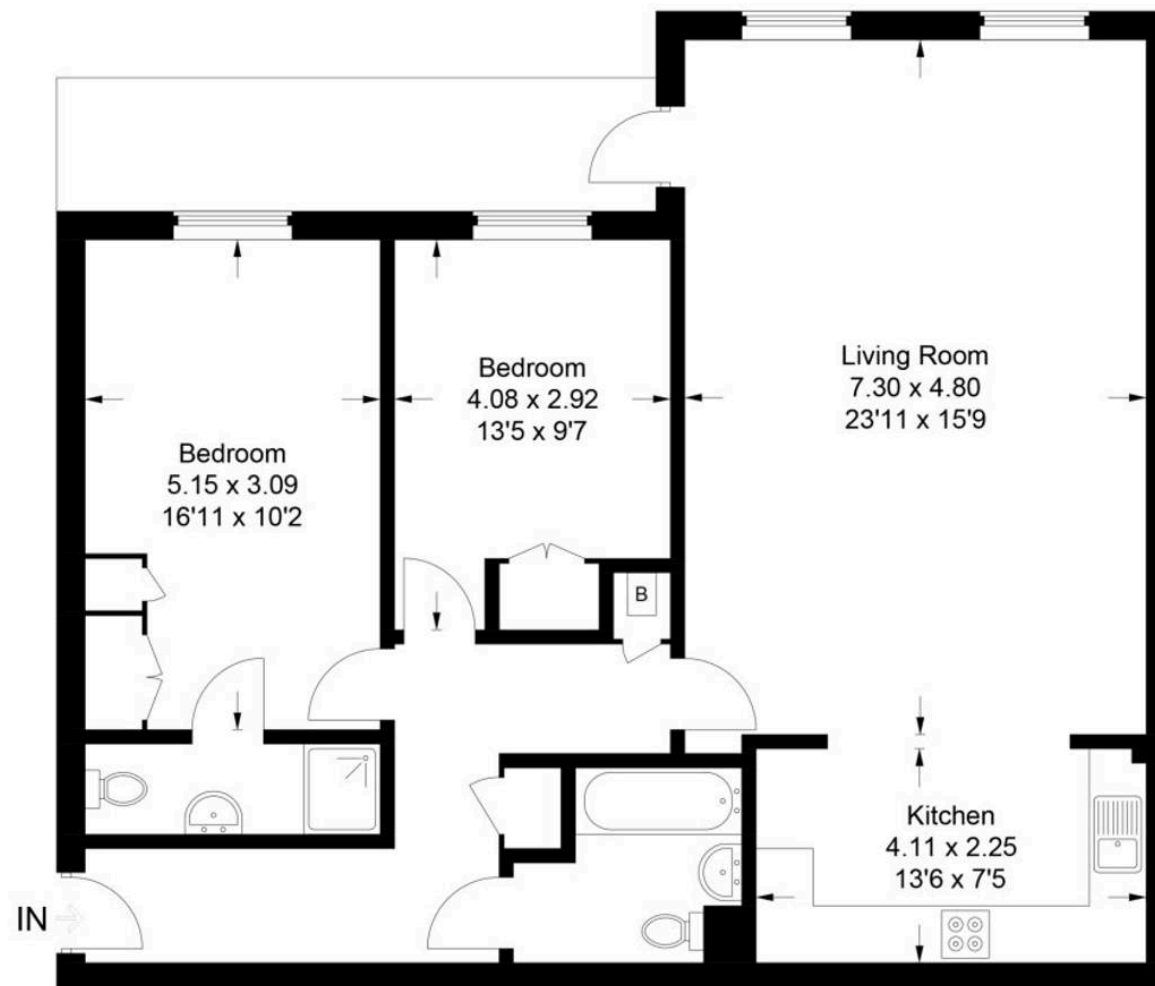
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





14 The Mill

Approximate Gross Internal Area = 95.2 sq m / 1,025 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.
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