



**2 HUNT COURT, STOKENCHURCH**  
**PRICE: £260,000 LEASEHOLD**

**am** ANDREW  
MILSON



**2 HUNT COURT  
MARLOW ROAD  
STOKENCHURCH  
BUCKS HP14 3NY**

**PRICE: £260,000 LEASEHOLD**

An immaculately presented ground floor apartment set in a quiet location within level walking distance of the village centre.

**COMMUNAL GARDENS:  
PRIVATE SOUTH FACING PATIO:  
REFITTED KITCHEN AND BATHROOM:  
TWO BEDROOMS:  
LOUNGE WITH ACCESS TO PATIO:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING: PRIVATE PARKING.**

**TO BE SOLD:** Recently refitted to a high standard by the current owner this bright and airy ground floor apartment offers a turn key opportunity in a quiet location. The property benefits from gas central heating and double opening, double glazed windows with professionally fitted Hillary blinds throughout and has private parking as well as visitor's parking spaces. Hunt Court is located within level walking distance of Stokenchurch village centre which has shops for day-to-day use, doctor's surgery, post office, library, primary school, whilst more extensive facilities can be found in High Wycombe, approximately nine miles distant. There is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

The accommodation comprises:

Communal front door with security entry phone system, well maintained **ENTRANCE HALL** with door to;

**L-SHAPED HALLWAY** with coved ceiling, entry phone, radiator, large storage cupboard, pendant lights.



**REFITTED KITCHEN** with excellent range of modern high gloss wall and base units with cupboards and drawers and wood effect worktop over. One and a half bowl Caple black glass and stainless-steel sink unit with Cooke and Lewis mixer tap. Integrated Zanussi hob, oven, dishwasher, fridge freezer, washing machine and a separate White Knight dryer. Cupboard housing Ideal gas combi boiler, double glazed window to front, linear bistro light, vertical chrome radiator, porcelain tile flooring.



**LOUNGE:** coved ceiling, television aerial point, double glazed French doors and side windows opening onto the patio, pendant lights, radiator,



**BEDROOM ONE:** A dual aspect room with double glazed window to rear and side, built in wardrobe, radiator, pendant light.



**BEDROOM TWO:** built in wardrobe, double glazed bay window to front, radiator, pendant light.



**REFITTED BATHROOM** White gloss suite comprising double ended bath with central chrome filler and Mira digitally controlled shower and bath with hotel style two part folding screen and Scandi tiled walls. Enclosed WC with white gloss cupboards, basin with chrome waterfall mixer tap and matching Scandi tiled splashback with vanity cupboard under. Hudson Reed mirror with Bluetooth connectivity and built in LED lights, vertical stainless-steel radiator. Dimmable touch control flush ceiling light, chrome and glass pendant.

## OUTSIDE



**PRIVATE PATIO** with a south facing aspect on a corner plot with a feather board fence perimeter.



**TO THE FRONT** There is a private **PARKING** space with well kept shrubs surround and gate to rear garden, private front garden with outside tap, further visitors parking, communal bike store and concealed bin storage.



Well maintained **COMMUNAL GARDENS** to rear chiefly laid to lawn.

**LEASE:** 106 years remaining

**SERVICE CHARGE** we understand is £204 per month, no ground rent payable.

**M47600224**                      **EPC BAND: C**  
**COUNCIL TAX BAND C**

**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office on **01628 890707**. We shall be pleased to accompany you on your inspection.

**DIRECTIONS:** from Stokenchurch village centre, proceed along the Wycombe Road taking the first major turning on the right into Marlow Road. Continue along this road where the entrance to Hunt Court will be found on the left hand side, just after Raven Road.

## **MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area = 57.96 sq m / 624 sq ft

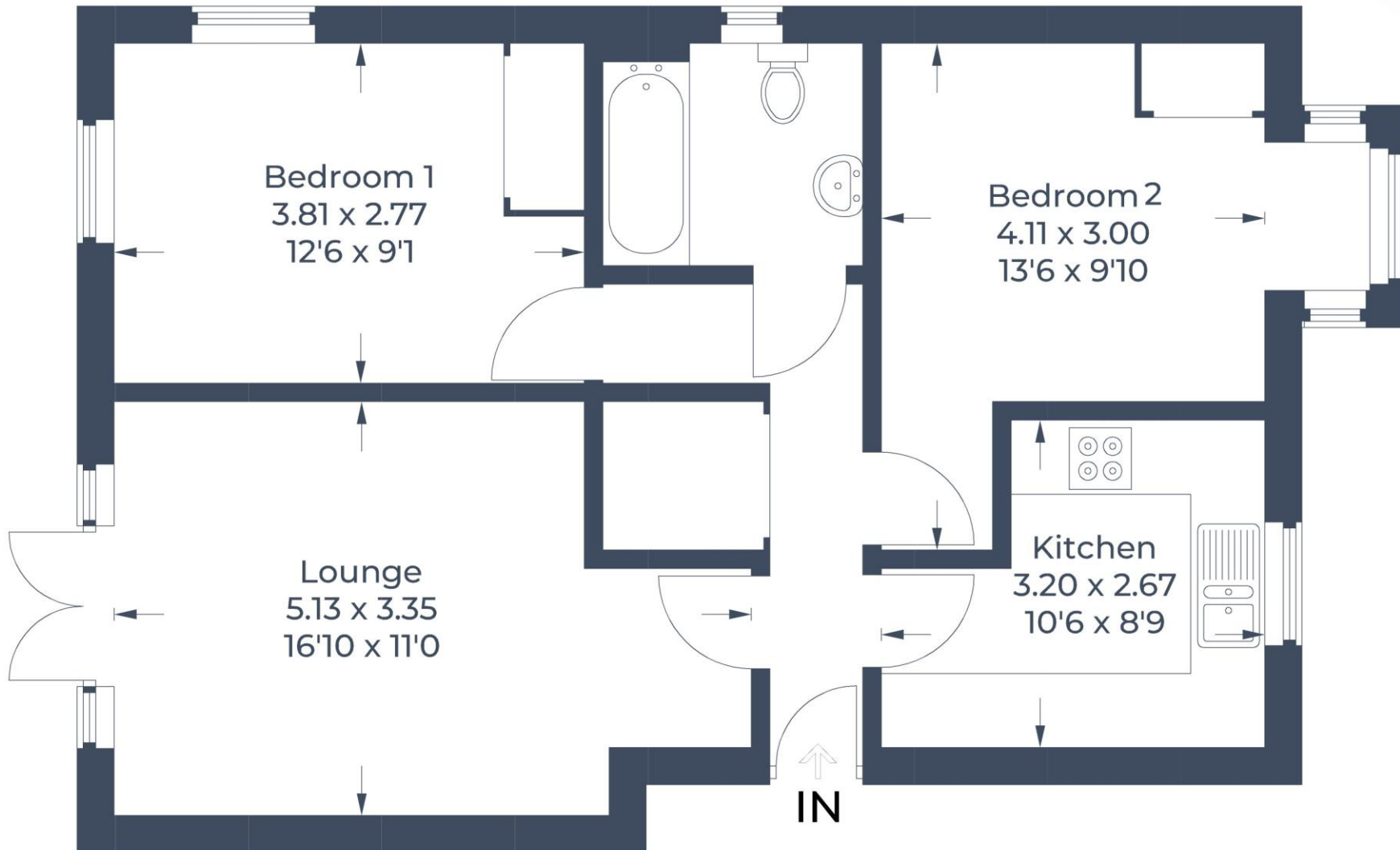


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