



23 The Residence, Saunderton, Buckinghamshire, HP14 4EA

Located within the historic Saunderton Estate, this spacious two bedroom apartment offers an opportunity to acquire a rare Art-Deco property. Part Exchange is available (subject to terms & conditions)

Entrance hall | Large open plan living/dining room | Kitchen area | Master bedroom with en-suite shower room | Second double bedroom | Bathroom | Allocated parking | Communal gardens

The Residence is a stunning conversion of an Art Deco building into 57 luxury apartments. The building is set well back from the road in 8 acres of grounds. The development is built around a communal, enclosed courtyard garden complete with mature planting and seating areas.

Flat 23 is a bright and airy two, double-bedroom apartment located on the mezzanine floor. The flat has a well-proportioned kitchen/dining room with integrated appliances, a large airing cupboard and two double bedrooms; the master having a spacious en-suite shower room plus large family bathroom.

This development of luxury apartments is conveniently situated just a short two minute walk from Saunderton main line train station, which offers a 45 minute journey into London Marylebone.

The accommodation has UPVC double glazing throughout, modern electric radiator heating and comprises; entrance hall, large open plan living/dining room with luxury kitchen area, master bedroom with en-suite shower room, second double bedroom and spacious contemporary bathroom.

The property also has allocated parking and ample visitor parking. For lovers of the great outdoors there is cycle storage on site. No Onward Chain.

Price... £350,000 leasehold



LOCATION

Saunderton is a small village situated between West Wycombe and Princes Risborough. It is located high in the Chiltern Hills, surrounded by its famed countryside and Beech woodland. There is an excellent local school and the village benefits from a Public House and station on the Chiltern Line which runs between Birmingham and London Marylebone. There is an hourly bus service running between High Wycombe and Aylesbury which calls at Princes Risborough. Princes Risborough has the usual facilities for a small town including a doctors, library and supermarket. For a more comprehensive range of facilities the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network.

DIRECTIONS

From our offices in Naphill proceed along the Main Road to the junction with Bradenham Wood Lane, turn left and follow the road to the T junction. Turn right and The Residence will be found on the right hand side after approximately 100 yards.

Additional Information

Council Tax Band C EPC Band C Lease length 250 years from 01/01/2020 Service Charge - £1,645.15 per annum Ground Rent - 0.1% of purchase price

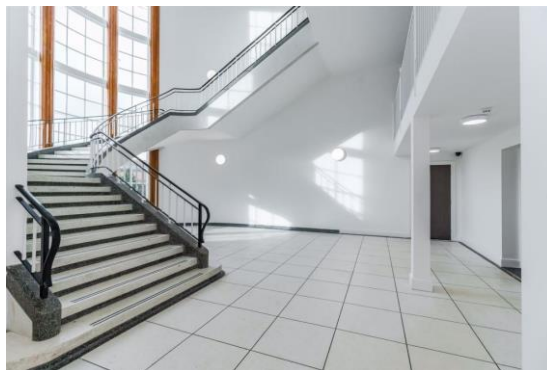
School catchment

Bledlow Ridge Combined School Boys' Grammar; The Royal Grammar School, John Hampden Grammar, Aylesbury Grammar School Girls' Grammar; Wycombe High School, Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

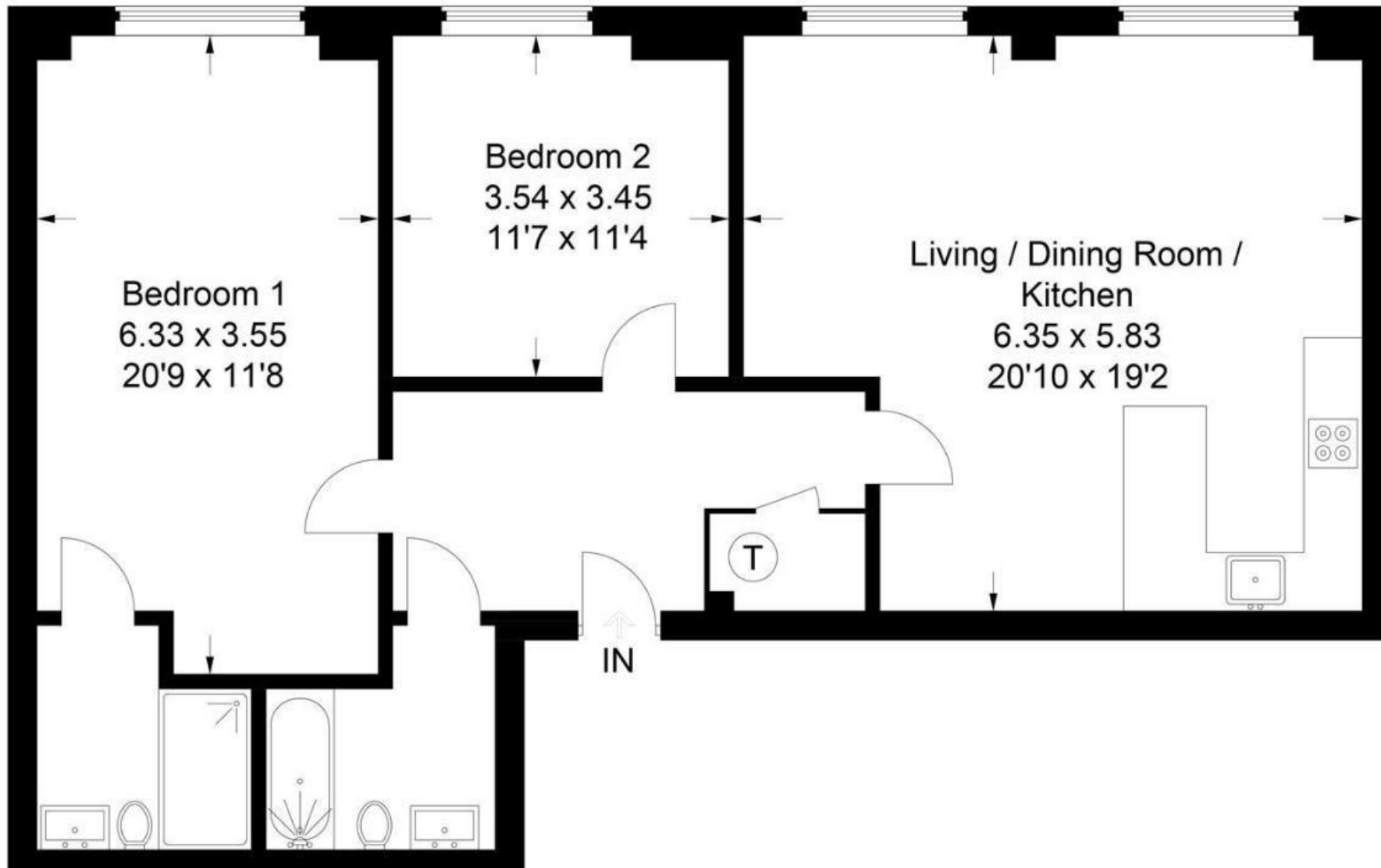
MORTGAGE

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.



Approximate Gross Internal Area
91.9 sq m / 989 sq ft



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The **wye** Partnership