



4 Elmtree Court Great Missenden Buckinghamshire HP16 9AD

A light, bright and spacious, two bedroom apartment in the heart of Great Missenden, close to the vibrant village centre and Mainline station to London Marylebone. Offered with no onward chain.

Open plan sitting/dining room | Kitchen | Two bedrooms | Bathroom | Two balconies | Large storage cupboard | Garage and additional parking

Elmtree Court occupies a central location within this historical village, a short stroll to the excellent amenities and the Mainline station to London. The property offers a long lease (942 years remaining) and a share of freehold.

This particular apartment is located on the first floor, with the spacious sitting/dining room having a southerly aspect, making it a lovely bright space. One of the two balconies is accessed from here, with the other, having a small patio area to sit out and enjoy the sunshine, being off of the second bedroom/study. There is ample room for sofas and additional furniture in the lounge area whilst leaving a generous space for a dining room table and chairs.

The kitchen is fitted in a range of white units with plenty of storage and room for the usual appliances.

Bedroom one is a good size with plenty of space for wardrobes and drawers. Being double aspect, the room is flooded with light. Bedroom two has a front aspect, with fitted cupboards and a door to the balcony which has room for a patio table and chairs.

The shower room has been refitted and offers a large walk-in shower and modern sanitary fittings.

The apartment benefits from gas central heating, a large storage cupboard situated at entrance level, along with a single garage, additional visitor parking and the benefit of no onward chain.

DIRECTIONS

From our offices in Great Missenden continue along the High Street towards the Aylesbury Road, crossing over two mini-roundabouts. Elmtree Court will be found on the corner of Elmtree Green which is the second right after the second roundabout.

Price ... £375,000 ... Leasehold



AMENITIES

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Council Tax Band E

EPC Band C

Leasehold; Remainder of a 999 year lease from 1st April 1965.

Service Charge: £1,522.32pa (payable as £380.58 per quarter), covers buildings insurance, maintenance of communal areas, gardening.

To view this property, please contact:
Wye Country 01494 868000
prestwood@wyecountry.co.uk

MORTGAGE

Contact your local Wye Country 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.

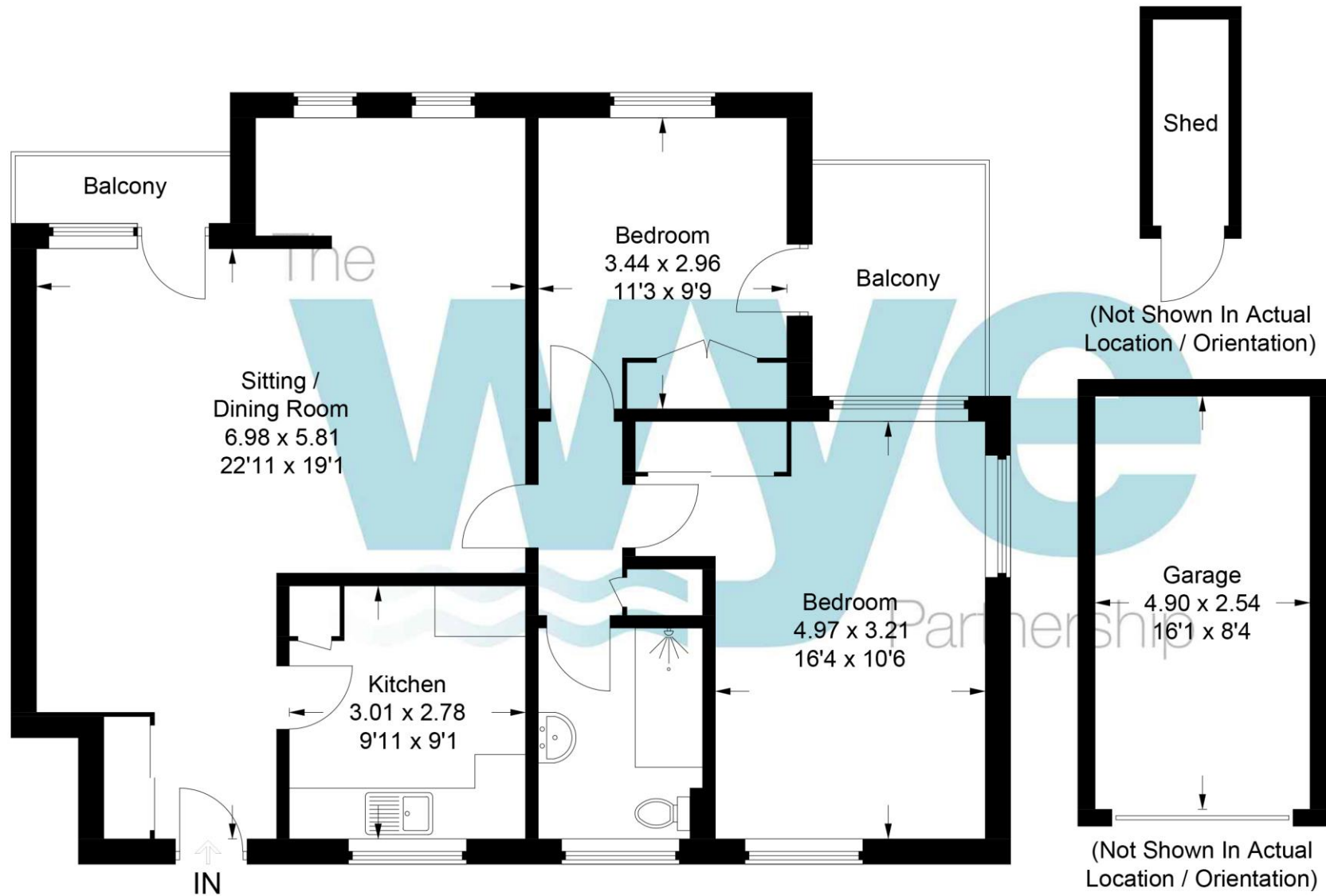


4 Elmtree Court

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft

Garage / Shed = 14.7 sq m / 158 sq ft

Total = 97.6 sq m / 1,050 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.

© CJ Property Marketing Ltd Produced for Wye