



2 Curzon Gate Court, George Road, Stokenchurch, Buckinghamshire, HP14 3RU - £220,000

A good size two bedroom ground floor apartment that is well located in the village with easy access to amenities.

Communal Entrance Hall | Private Entrance Hall | Lounge/Dining Room | Kitchen | Two Bedrooms | Shower Room | Electric Storage Heating | Double Glazing | Communal Gardens | Residents Parking | Share Of Freehold | No Onward Chain |

Located in a small development and benefitting from being share of freehold is this decent size ground floor apartment that is offered with no onward chain. The accommodation comprises communal entrance hall, private entrance hall, lounge/dining room with patio doors opening onto a patio, kitchen, two good size bedrooms, shower room, electric storage heating, double glazing, residents parking and communal gardens.



Price... £220,000

Share of Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, 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. Take the fourth turning left into George Road and as you follow the road round to the left Curzon Gate Court can be found on your left.

ADDITIONAL INFORMATION

The property is share of freehold which means the owners of the apartments collectively own the freehold, therefore having more control on how the apartments are managed. Service charges currently set at £40 per month. 986 years remaining on the lease.

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.



CURZON GATE COURT, GEORGE ROAD, STOKENCHURCH, BUCKS, HP14 3RU
APPROX. GROSS INTERNAL FLOOR AREA 53 SQ M / 566 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROSS INTERNAL
FLOOR AREA 53 SQ M / 566 SQ FT

