

40 Britnell Court, Stokenchurch, Buckinghamshire, HP14 3RL - £240,000

38 - 42

A spacious, light and airy first floor apartment with two double bedrooms.

Communal Landing With Large Walk In Storage Cupboard | Private Entrance Hall | Living Room With Balcony | Large Kitchen/Breakfast Room | Two Double Bedrooms | Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Communal Gardens | Owner Currently Extending Lease to 179 Years |

An internal viewing is a must to appreciate the size and layout of this apartment that is well located with local shops and a school on your doorstep. The private entrance hall provides access to all rooms which includes a large lounge with balcony to front, kitchen/breakfast room, two double bedrooms and bathroom/W.C. Features include gas heating to radiators, double glazing, ample built in storage including walk in storage cupboard on communal landing and communal gardens.

Price... £240,000

Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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 where Britnell Court is located on the left.

ADDITIONAL INFORMATION

The owner is currently extending the lease from 89 years to 179 years. Ground rent is £10.00 per year and service charges are £1,000.00 per year. Please note there is planning permission for a further three apartments to be built in the communal grounds.

EPC Rating

C

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.



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APPROX. GROSS INTERNAL FLOOR AREA 81 SQ M / 869 SQ FT

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FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

