

12 Old School Close, Stokenchurch, HP14 3RB

Asking Price £175,000 *Leasehold*

A well-presented ground-floor apartment situated within this popular development for the over-60s, enjoying one of the most desirable positions within the development with a southerly aspect overlooking the communal gardens.

- Over 60's Independent Living
- Two-Bedroom Ground Floor Apartment
- Great Size Living Room With Sliding Doors To a Patio
- Fully Fitted Kitchen Including Fridge/Freezer, Washer/Dryer And Eye Level Oven/Grill
- Shower Room
- New Carpets Throughout And Redecorated
- Communal Gardens
- Residents' Parking
- Walking Distance To Local Amenities
- No Onward Chain
- EPC: D







A well-presented ground-floor apartment situated within this popular development for the over-60s, enjoying one of the most desirable positions within the development with a southerly aspect overlooking the communal gardens.

The accommodation comprises a welcoming entrance hallway, a bright living room with sliding doors opening onto a patio and communal gardens, a separate dining room, fitted kitchen includes washer/dryer, dishwasher and eye level oven/grill, two well-proportioned double bedrooms, and a good-sized shower room. The property further benefits from new carpets throughout, electric heating, double glazing, residents' parking, and beautifully maintained communal gardens. The apartment is offered for sale with no onward chain.

The southerly-facing aspect provides a particularly pleasant outlook over the gardens, creating a peaceful and attractive setting and allowing the property to benefit from plenty of natural light throughout the day.

Stokenchurch is a popular village situated within the Chiltern Hills and conveniently located close to Junction 5 of the M40. The village offers a good range of local amenities, including a nearby Tesco Express, day-to-day shops, local schools, doctors' and dental surgeries, cafés, a library, community centre, hotel, and restaurants. There is also excellent access to the surrounding open countryside, together with regular bus services to High Wycombe and Thame.

An internal viewing is highly recommended to fully appreciate the accommodation, outlook, and convenient village location this lovely apartment has to offer.

Tenure: Leasehold
There are 88 Years remaining on the lease. The annual charge ground rent is £50.00, and the service charge is £3,600 per annum. Council Tax band C. EPC band D.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

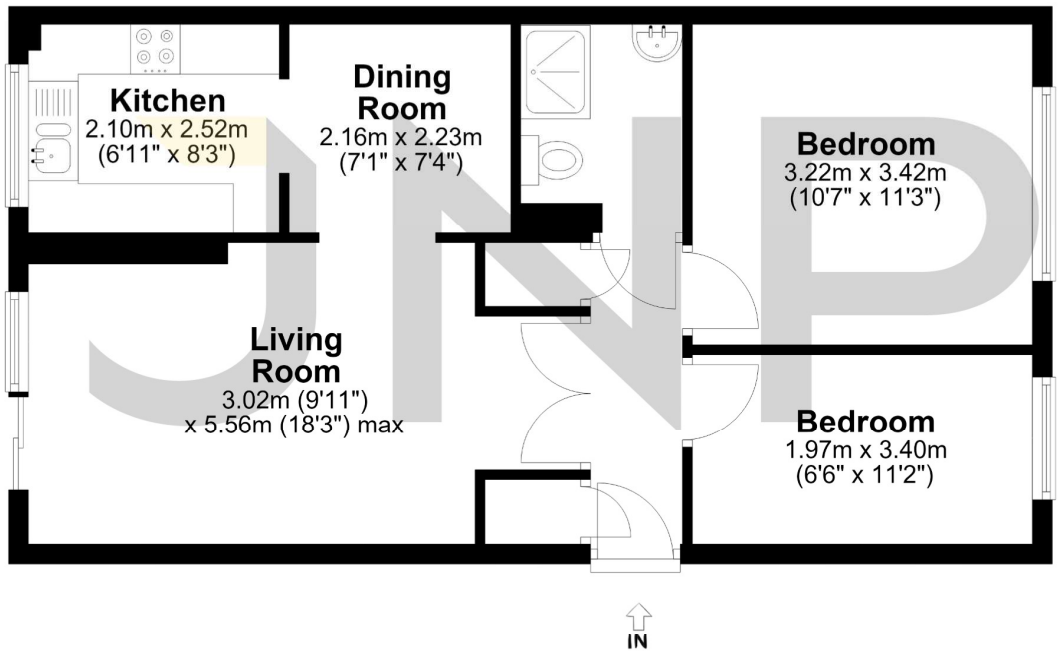
Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer
Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







The approximate total area for the elements of the property represented on the floorplan is 55 SqM (587 Sq.Ft)

Old School Close, High Wycombe, Buckinghamshire, HP14 3RB

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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