



Old School Close  
Stokenchurch



banners & babingtons

# Old School Close, Stokenchurch, Buckinghamshire, HP14 3RB

Guide Price £155,000

A well presented 2 bedroom first floor apartment situated in an exclusive retirement development for the over 60's benefiting from security entrance system, a stair lift to the first floor, residence lounge with kitchen, conservatory and has the benefit of an on-site manager providing peace of mind to residents and their relatives if needed. The property is located in the heart of the village within an easy level walk of the shops and amenities. The accommodation briefly comprises entrance hall, fitted kitchen with oven, hob, fridge freezer and washing machine, living and dining room with a balcony overlooking the front of the development, 2 large bedrooms, the principle bedroom enjoying a bay window, main bathroom with walk in shower.

Outside there is well kept communal gardens with water feature and ample off road parking. The property also benefits from electric heaters and double glazing.

Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.





For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax Band C  
EPC C

Leasehold

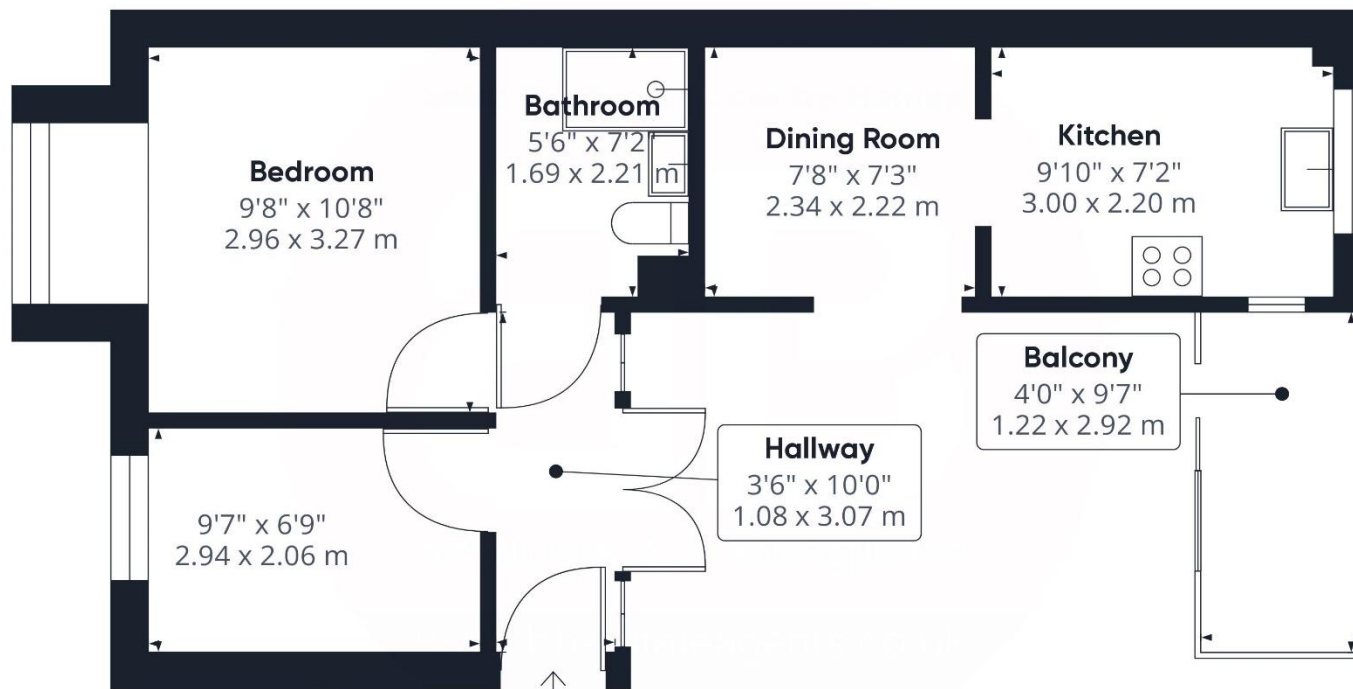
Lease Length – 91  
Years remaining  
Approx.

Service Charge PA –  
£3254.64

Ground Rent PA - £140



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(65-80)	<b>C</b>	77	80
(55-64)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
393.37 ft<sup>2</sup>  
36.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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