



Reception



bonners & babingtons

Swilley Gardens,
Stokenchurch

Swilley Gardens Stokenchurch Buckinghamshire HP14 3NZ

Fixed Price £260,000

A fabulous 2 bedroom ground floor apartment offering a stylish contemporary interior with entrance hall, good sized lounge/diner with large windows, separate kitchen with built in BOSCH appliances, two bedrooms and a family bathroom.

The former `show home` consists of an large entrance hallway which all rooms lead from. The spacious, dual aspect living room is light and airy making this a great place to entertain or socialise. The living room has a patio door leading out onto the private decking area. The kitchen is modern and benefits from BOSCH fitted appliances such as Induction Hob, Oven, Dishwasher, Fridge Freezer and has ample waist and eye level storage units. There are two good sized bedrooms with plenty of room for wardrobes and a modern bathroom with over head shower and a heated towel rail.

Outside

There is a private decking area that leads from the living room, which is perfect for enjoying the summer weather and alfresco dining. There is also allocated parking with ample visitor parking.

Other notable features include - Gas central heating, double glazing, allocated parking, telephone entry systems and gated access and the remainder of 10 year ICW new build warranty.





Location
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.

Tenure: Leasehold

Service Charge - £1500 PA

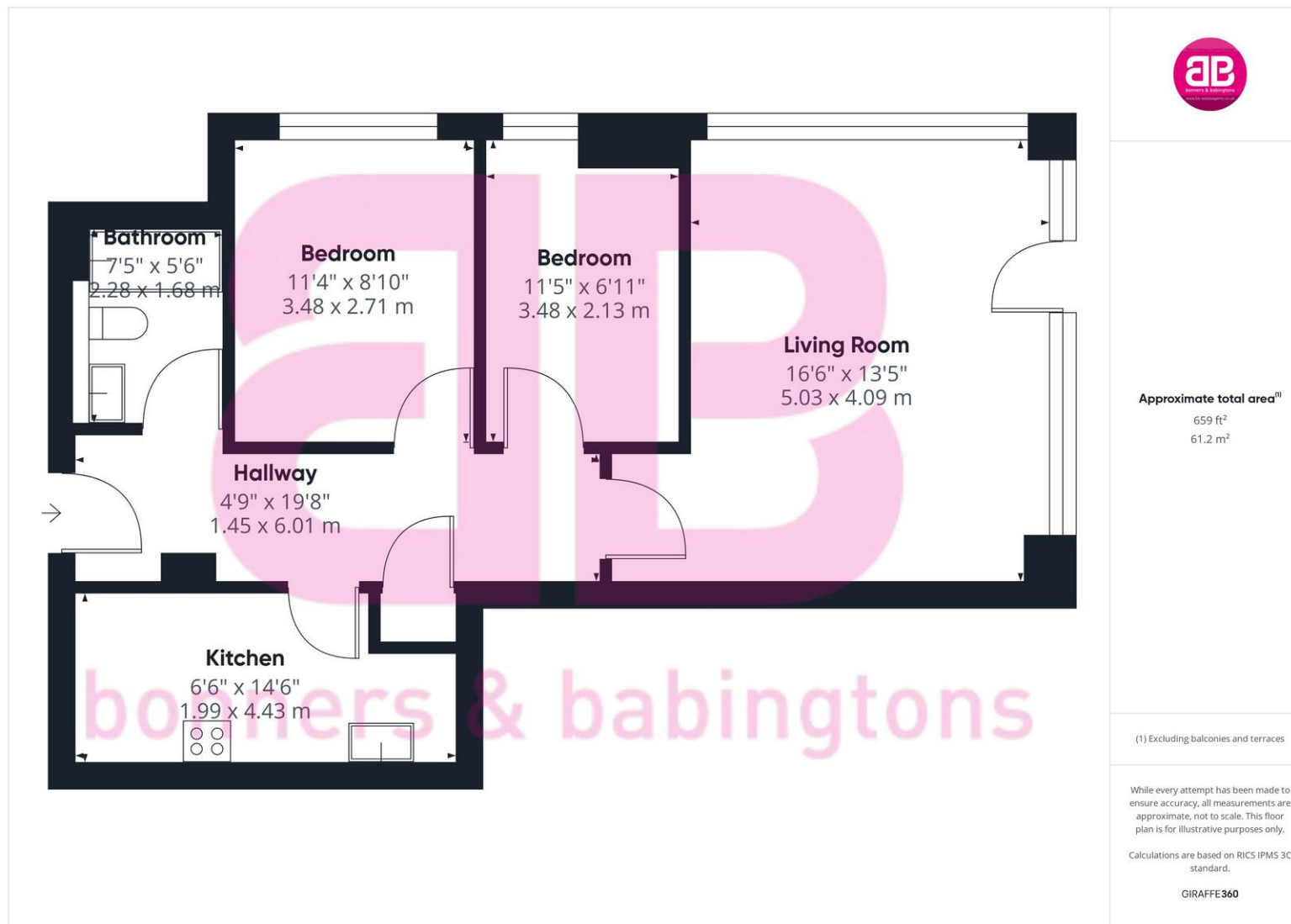
Ground Rent – 180 PA

Lease Length – 120 Years

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	A		
(81-91)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			



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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