



bonners & babingtons

Hunt Court,
Marlow Road

Hunt Court, Marlow Road, Stokenchurch, HP14 3NY

Offers in Excess of £240,000

An immaculately presented and modern 2 bedroom first floor apartment located close to the centre of Stokenchurch, within a short walk to the local primary school, shops & amenities. The property also provides allocated parking and a balcony.

The property consists of: an entrance hallway where all rooms lead from, there is also a handy storage cupboard. The spacious living / dining room is light and airy and provides a south facing balcony. The kitchen provides a induction hob and oven, ample eye and waist level storage and space for white goods. The master bedroom is spacious and provides built in storage. The 2nd bedroom also benefits from storage. The family bathroom is modern and provides a bath, overhead shower.

Outside

There is a communal garden at the rear of the property and is bordered by bushes. There is also allocated parking with ample visitor parking available. The property is situated down a private road, purely for residents and visitors.

Other notable features includes gas central heating, double glazing throughout, loft storage space and a long lease length of 105 years.





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.

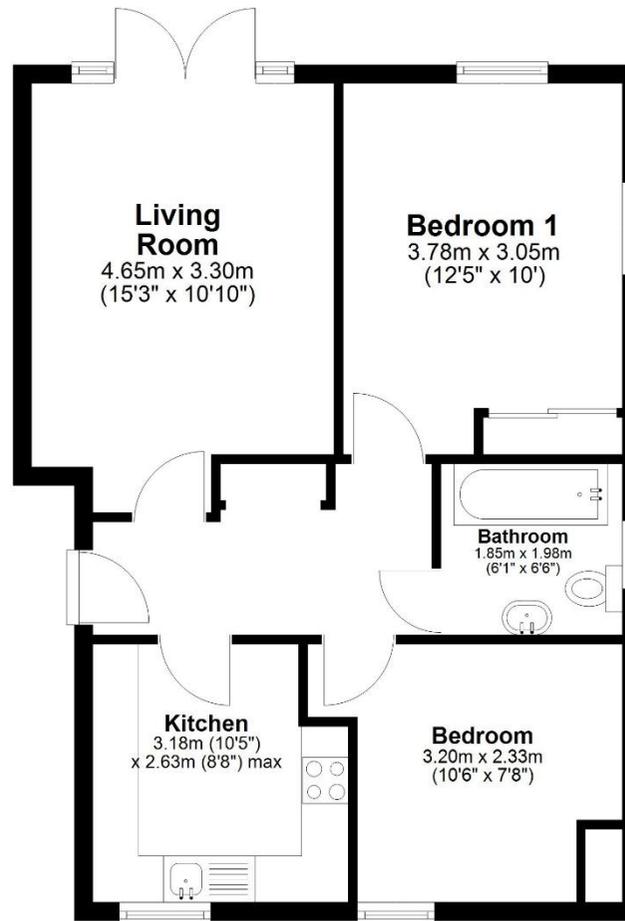
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



Tenure: Leasehold
Ground Rent: £100
Service Charge: £2384.16
Council Tax Band: C
EPC: TBC

Ground Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



Total area: approx. 53.9 sq. metres (580.3 sq. feet)

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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