



bonners & babingtons

Glynswood House  
Chinnor

# Glynswood House Greenwood Meadow Chinnor OX39 4JP

**Guide Price £225,000**

A well-proportioned two double bedroom second floor apartment located in the heart of the village. Recently redecorated and finished throughout to a high specification, close to excellent schools, shops and amenities. Offered Chain Free.

The flat is entered via a communal entrance, accessed via a lovely lawned garden, where there are seating areas, pretty shrubs and plants surrounding. Also within the internal communal areas is a large lockable storage space allocated for the property, there is also back door with access to the rear area with parking.

The apartment is on the second floor, shared with two other apartments. As you enter the property, there is a hallway with two useful storage cupboards which leads to the rest of the apartment. The bedrooms are both generous doubles, recently redecorated. The bathroom comprises, bath with overhead shower, heated towel rail, and vanity cupboard. There is another large storage cupboard in the hallway.

The main living area is a bright and spacious room with sliding door to the modern and fresh kitchen, where there are ample waist and eye level units, integrated fridge freezer, electric oven and hob.

Other notable features; electric storage heaters, laundry drying space on landing, parking space available. 80 years lease remaining, ground rent £75 per annum, Pier management building insurance £560 per annum, Alba management building maintenance £1200 per annum.



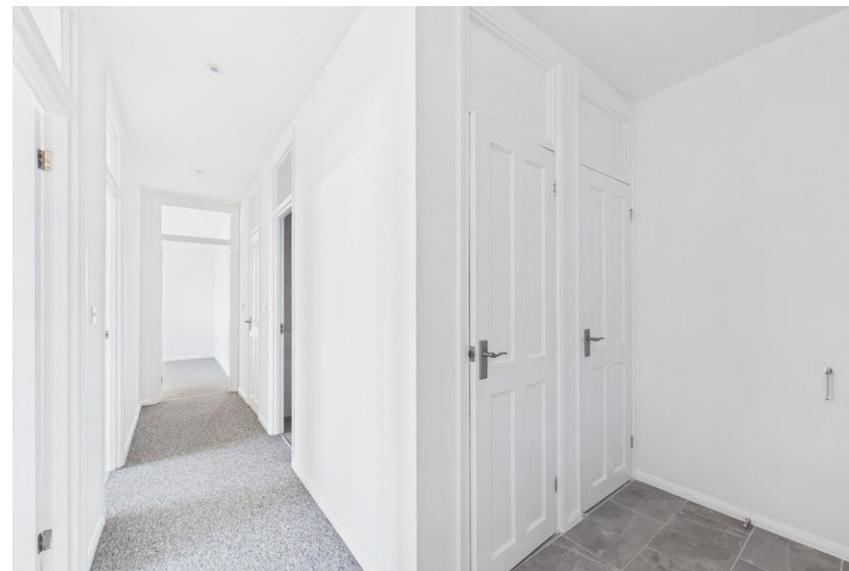


**Location**  
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles

Tenure: Leasehold

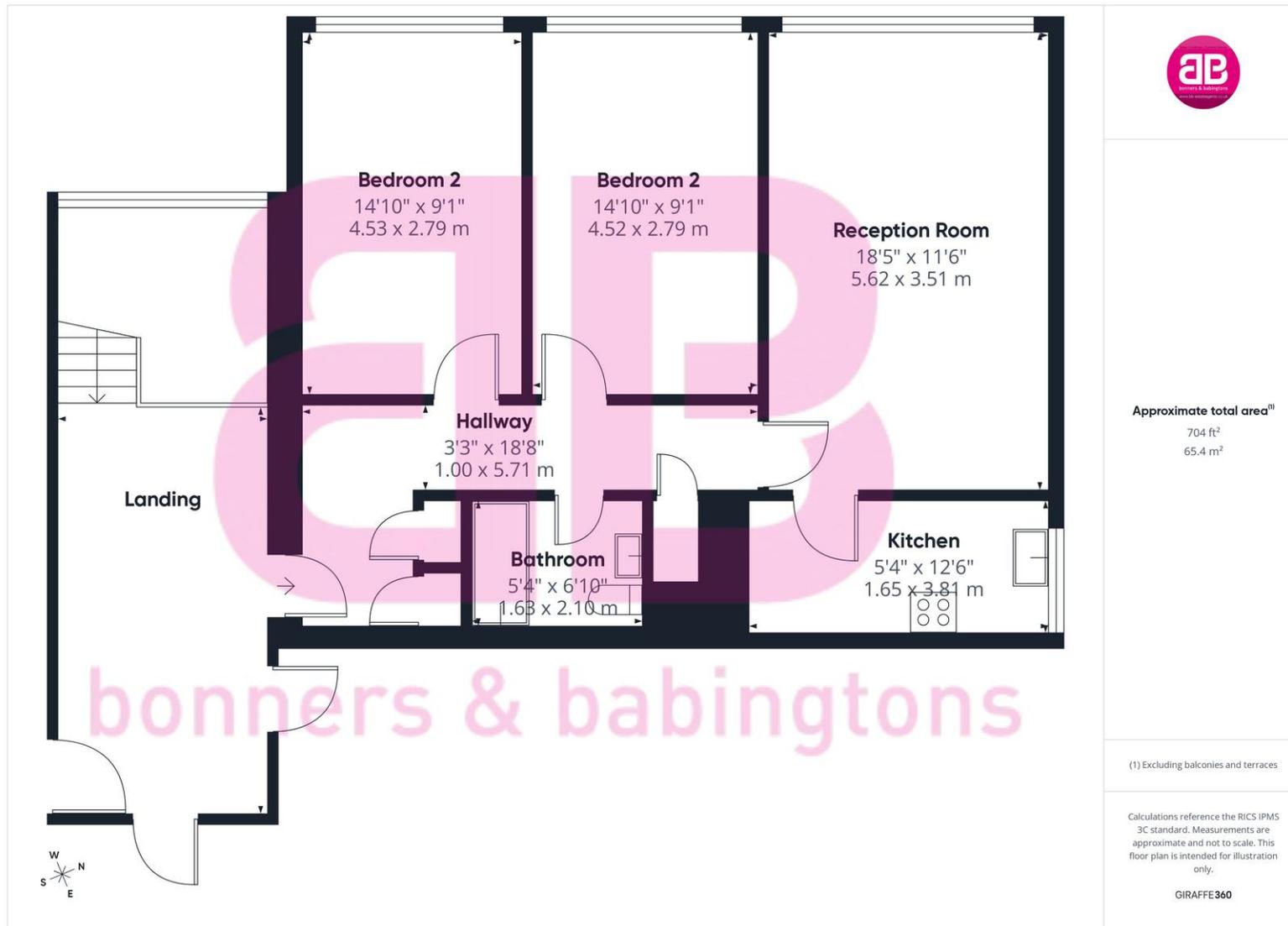
Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(21-31)	B		
(11-20)	C		
(6-10)	D		
(1-5)	E		
(0-4)	F		
(-1-3)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			



**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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