

The logo for JNP, consisting of the letters 'JNP' in a bold, black, sans-serif font, set against a bright yellow rectangular background.

Flat 26, Swilley Gardens, Oxford Road, Stokenchurch, Buckinghamshire, HP14 3NZ

Asking price £200,000 *Leasehold*

Built in 2019 is this luxury, first-floor apartment located in the desirable village location of Stokenchurch situated within a short drive to the M40 Junction 5.

- Finished to a High Specification Throughout
- Generous double bedroom
- Large living room
- Beautifully modern kitchen
- One allocated parking space
- Modern family bathroom
- Perfect home for professional people
- Walking distance to Stokenchurch Town Centre
- EPC: C



Built in 2019 is this luxury, first-floor apartment located in the desirable village location of Stokenchurch situated within a short drive to the M40 Junction 5.

This property is presented in an immaculate condition and gives a real contemporary feel when walking through the apartment, the property has gas central heating and double glazing throughout and further benefits from an allocated parking space and has various visitor bays located within the development. The property comprises; a large entrance hallway, a modern family bathroom, a generous double bedroom, a spacious, open-plan living room and a modern kitchen with integrated white goods and extra storage cupboards located throughout the apartment.

The properties' location is within walking distance of Stokenchurch village centre which offers an array of restaurants, cafes, bars, and several shops to explore. The property is also located a short drive to High Wycombe train station which provides easy routes into London via the main train line. With a long lease, this is a perfect apartment for working professionals and first-time buyers. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe town centre in a westerly direction along the West Wycombe Road follow this road to the end and take the left at the roundabout onto Oxford Road. Follow along the Oxford Road for a considerable way and continue onto Wycombe Road. Follow this road into and through Stokenchurch village centre and take a left into the Swilley Gardens development. The property will be located to your right and you will have reached your destination.

Leasehold Notes

There are 120 Years remaining on the lease. The annual charge ground rent is £180.00 and the service charge is £115.00 per annum.

Council Tax band B. EPC band C.

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.

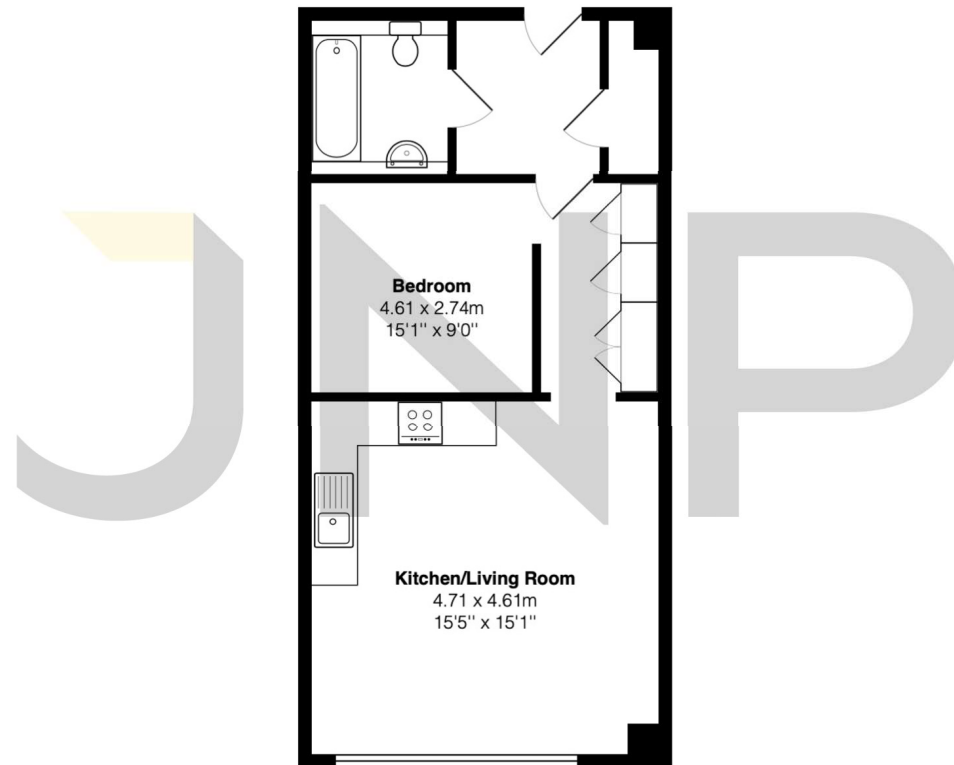
Agents Note

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 JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note 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 45 SqM (484 Sq.Ft)

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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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