



3 Walnut Mews, Walnut Grove, Wooburn Green, Buckinghamshire, HP10 0AG **Asking price £340,000 *Leasehold***

A rarely available two-bedroom first-floor apartment with a sizable balcony and beautifully kept communal gardens.

- First-floor apartment
- Open plan kitchen/living room
- Two bedrooms
- Family bathroom
- En-suite to the main bedroom
- Sizable balcony
- Communal gardens
- Allocated parking plus visitors' bays
- Modern building with secure entryphone system
- A short walk from the village centre
- EPC: C



A rarely available two-bedroom first-floor apartment with a sizable balcony and beautifully kept communal gardens. Situated in a cul-de-sac a short walk from the village centre, the accommodation comprises an entrance hall with large storage cupboards, great size principal bedroom with ensuite, a second bedroom with built-in wardrobes, a family bathroom and a modern kitchen/living room with doors to a sizable balcony.

Wooburn Green is a particularly sought-after village situated approximately midway between Bourne End and Beaconsfield. Wooburn Green has a large open green with several shops for day-to-day needs including Tesco Express, a bakery and chemist, a local doctor, several period public houses and an Italian restaurant. The larger towns of Beaconsfield and Bourne End are both approximately three miles away. Beaconsfield has an excellent range of shopping facilities and a mainline station serving London Marylebone. The small Thames side town of Bourne End again offers a variety of shops and a train service

which in turn leads to London Paddington. Wooburn Green is located midway between Junctions 2 and 3 of the M40. At Junction 3 of the M40, there is a large Tesco supermarket.

Leasehold Notes

There are 109 Years remaining on the lease. The annual charge ground rent is £1000.00 and the service charge is £1600.00 per annum. The property offers a potential rental income of £1300.00 PCM. Council Tax band C. 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.

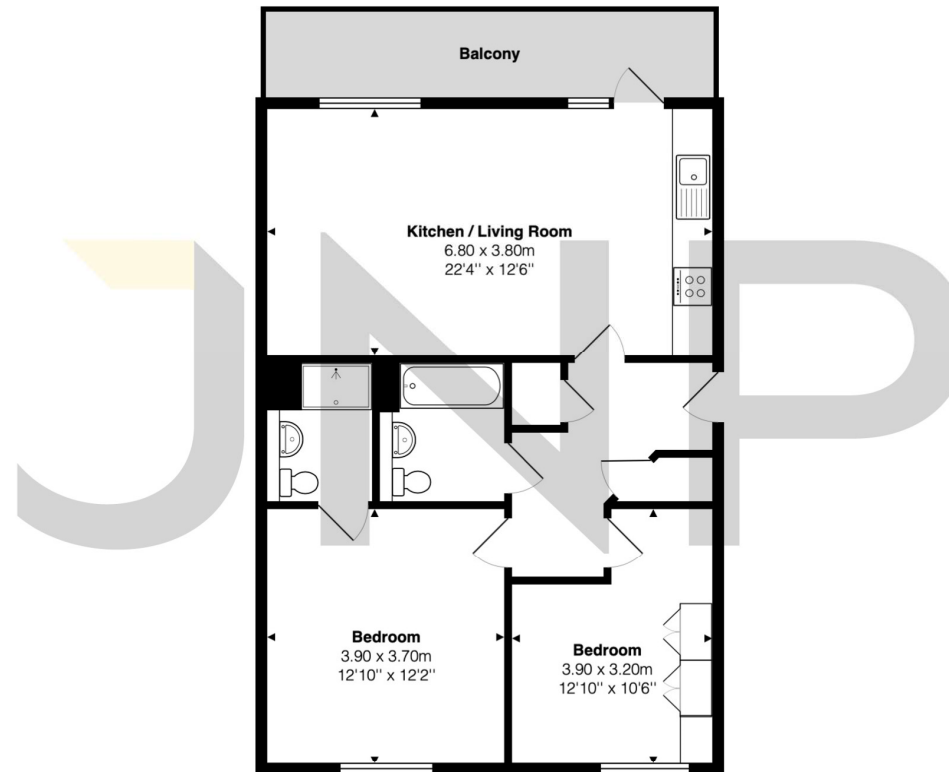
Agents Note

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 71 SqM (764 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.

High Wycombe Sales (JNP)
01494 528000
wyc@jnp.co.uk

27 Crendon Street
High Wycombe, Buckinghamshire, HP13 6LJ



@JNPestateagents



@jnpestateagents

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