



HUNT & NASH

Est. 1938

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25 Chalford, Northcroft, Wooburn Green Buckinghamshire HP10 0BS

**GROUND FLOOR APARTMENT: ONE DOUBLE BEDROOM: SITTING ROOM
SEPARATE KITCHEN: INTEGRATED APPLIANCES: RE FITTED SHOWER ROOM
POPULAR LOCATION WALKING DISTANCE TO VILLAGE GREEN
GARAGE & PARKING: NO ONWARD CHAIN
GAS CENTRAL HEATING: DOUBLE GLAZING
COUNCIL TAX BAND C: EPC RATING C**



Offered for sale with no onward chain is this spacious one bedroom ground floor apartment in a popular block that would make an ideal first time purchase or rental investment. The apartment would benefit from redecoration and new carpets but all in all represents a good opportunity.

The accommodation comprises of a front dual aspect sitting room with an attractive fireplace. There is a separate kitchen that is fitted with a range of matching wall and base units above and below fitted work surfaces with space for all the usual appliances.

A double bedroom at the rear of the property is complemented by a refitted shower room.

Well maintained communal gardens surround the property and there is a single garage conveyed with the apartment, in a nearby block. The annual Service Charge the garage is £90.00

Within a short walk is Wooburn Green, a popular village with thriving shops, restaurants, pubs and excellent schools. The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40. Beaconsfield station is also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line).

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR.

Travel Time from Bourne End Station

Marlow 8 min | Maidenhead 12 min | London Paddington (via Elizabeth Line) 35 min

189 YEAR LEASE FROM 1975 , SERVICE CHARGES £963.45 PA & GROUND RENT £50

GUIDE PRICE . . . £230,000 . . . LEASEHOLD



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The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

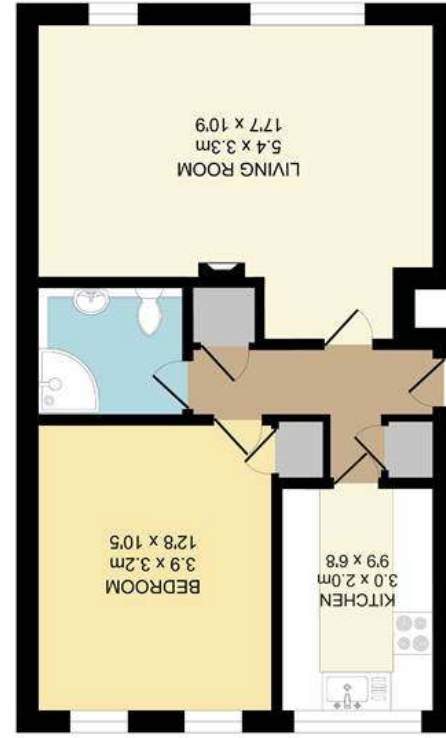
Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 49.0 SQ.M / 527 SQ.FT. (EX. GARAGE)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Huntandnash.co.uk



GARAGE IN BLOCK



NEARBY VILLAGE GREEN



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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