



3 THE MEADS, PARK ROAD, STOKE POGES, BUCKINGHAMSHIRE, SL2 4PA - £445,000 LEASEHOLD

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An immaculately presented and very spacious two bedroom apartment situated on the first floor of an attractive converted country house.

The property benefits from newly installed kitchen, bathrooms and windows and has been redecorated and recarpeted throughout. Communal gardens, Garage and further (non allocated) parking area. Available with no upper chain.

Ground floor **Communal Entrance**. Staircase to First Floor.

Entrance Hall leading to **Spacious Sitting Room** with large bay window with aspect over Communal Gardens, shelved storage cupboard.

Kitchen fitted with a range of wall and base units with work top surfaces, built in oven, hob and overhead extractor, built in microwave, integrated half sized dishwasher, integrated washing machine, inset sink, undercounter fridge and separate freezer, part tiled walls and tiled flooring.

Bedroom One is well proportioned with a range of built in wardrobe cupboards, **En Suite Shower Room** comprising of a large corner shower cubicle, WC, wash hand basin with storage below, heated towel rail, part tiled walls and flooring and accessories cabinet.

Bedroom Two has a range of built in and part mirrored wardrobe cupboards.

Bathroom: Comprising of a panelled with overbath shower, wash hand basin with storage below, WC, part tiled walls and tiled flooring, heated towel rail.

Outside, there is a single **Garage** and further parking space.

Mature Communal Gardens.

Leasehold: 153 Years from 25th August 2015 with 144 years remaining.

Service Charge: £1320 per annum.

Ground Rent: Nil

Standard and Superfast Broadband Available.

EPC: D

COUNCIL TAX BAND: E

Stoke Poges, in the south of Buckinghamshire, is a semi-rural village, about one mile east of Farnham Common and within easy reach of Gerrards Cross, with its fast rail links to central London (23 minutes to London Marylebone). The village boasts excellent amenities, including a supermarket, post office, doctor surgery, pharmacy and village pub

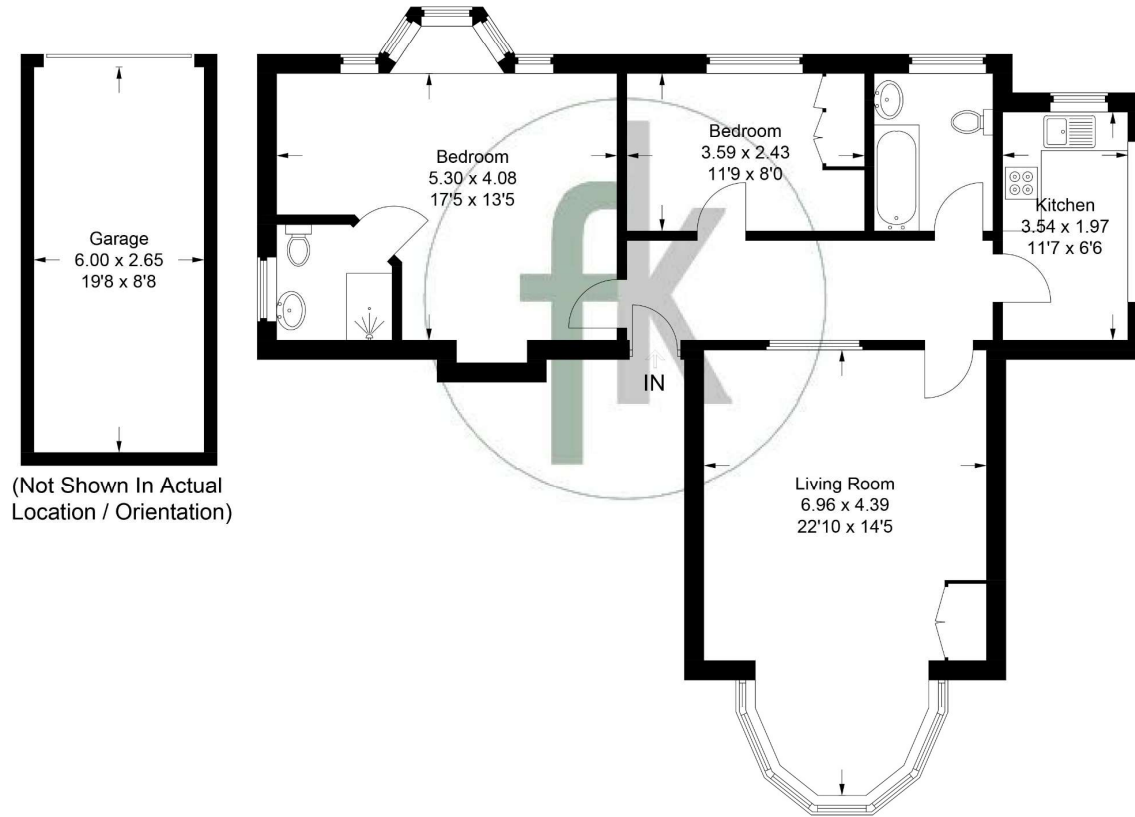
Gerrards Cross town centre 2.8 miles, Gerrards Cross mainline station 3.3 miles (London Marylebone 23 minutes fast train), M40 (Jct 2) 4.7 miles, central London approx. 22 miles. Elizabeth Line from Slough (5.7 miles).

There are excellent leisure facilities in and surrounding Stoke Poges, including outstanding golf courses at Wexham Park Golf Course and Farnham Park Golf Club. Additional amenities are close-at-hand in nearby Gerrards Cross. South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Stoke Poges Junior School and Fulmer Infant School, The Gerrards Cross C of E School (both rated Outstanding by Ofsted) and the Chalfonts Community College together with notable independent schools include St. Mary's, Thorpe House, Gayhurst and Maltmans Green.



3 The Meads

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 96.8 sq m / 1,042 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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2/3 Robin Parade, The Broadway,

Farnham Common, Buckinghamshire SL2 3QL

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