



35B Station Approach, Great Missenden, Buckinghamshire, HP16 9AZ

A well presented, one bedroom apartment, in the heart of Great Missenden Village

Communal entrance hall | Entrance hall | Open plan kitchen/sitting room | Bedroom | Bathroom | Allocated parking | Electric underfloor heating and wall mounted radiators | Double glazing |

Located in the heart of the beautiful and historic village of Great Missenden is this well presented one bedroom apartment.

Offered to the market with no onward chain, the apartment would make an ideal investment or first purchase with Missenden Station virtually on the door step, offering frequent trains to London Marylebone.

In brief, the apartment comprises a communal entrance hall servicing just two apartments with the front door leading to an entrance hall with storage area, shelving and access to the loft. There is a spacious kitchen/living room with modern fitted kitchen and ceramic tiled flooring. The double bedroom has a dual aspect and, as with the rest of the apartment, enjoys an abundance of natural light. The modern fitted bathroom is well proportioned and benefits from a large walk in shower.

Additional benefits include adjacent allocated parking, double glazing throughout and electric underfloor heating and wall mounted electric radiators.

91 years remain on the lease.

Ground rent and service charge £397 per annum.

Price... £185,000

Leasehold



LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

DIRECTIONS

From our offices in Great Missenden High Street proceed a short distance to Martinsend Lane, turning left up the hill. The apartment can be found after a short distance on the right hand side above the village stores, Samways.

ADDITIONAL INFORMATION

91 years remain on the lease.

Ground rent and service charge amount to £397 per annum

Council Tax Band C

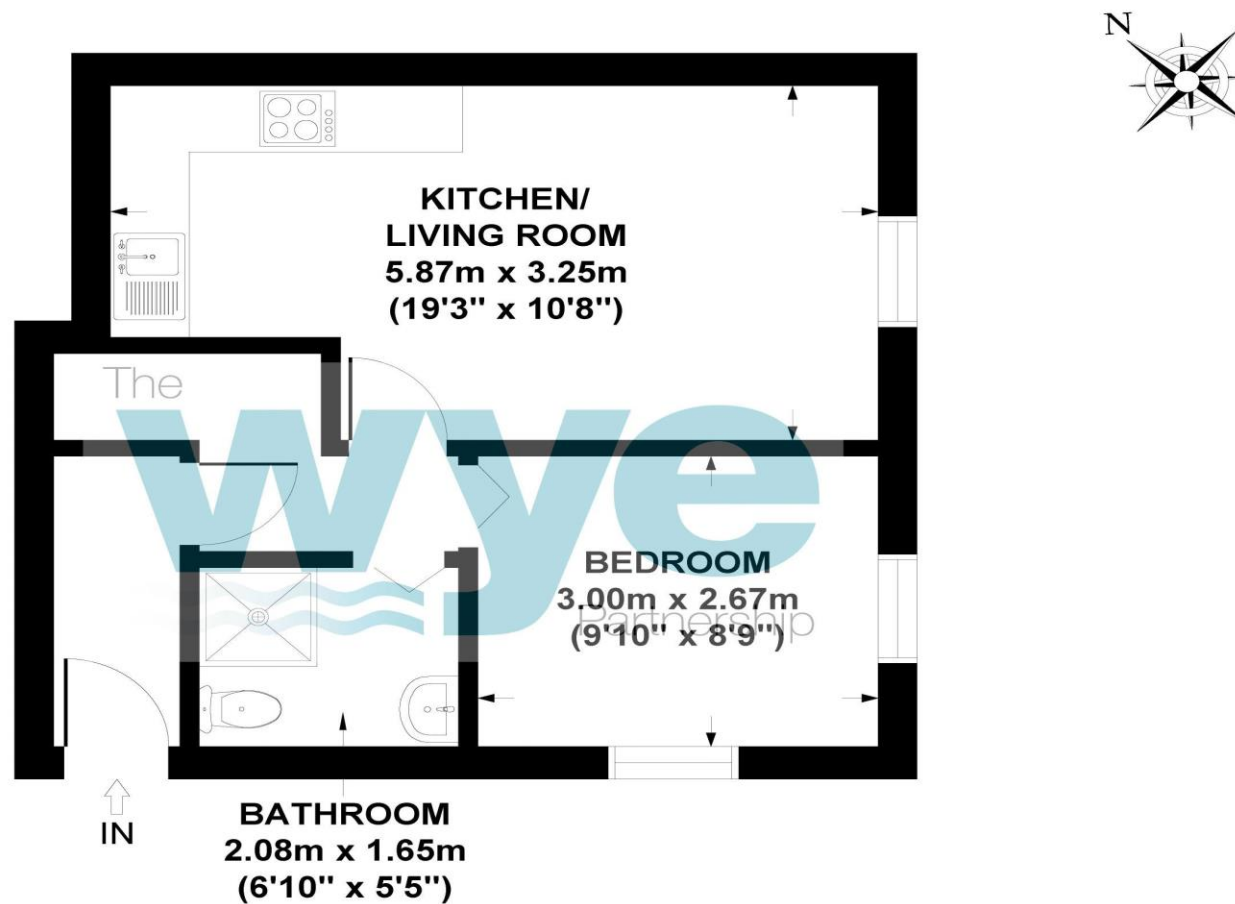
EPC band E

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





**GROSS INTERNAL
FLOOR AREA 36 SQ M / 388 SQ FT**

STATION APPROACH, GREAT MISSENDEN, BUCKINGHAMSHIRE, HP16 9AZ
APPROX. GROSS INTERNAL FLOOR AREA 36 SQ M / 388 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership