



**8 Billings Close, Stokenchurch, Buckinghamshire, HP14 3SE - £215,000**

A well presented modern two bedroom first floor apartment benefitting from being share of freehold with remainder of 999 year lease.

Communal Entrance Hall | Private Entrance Hall | Living Room | Kitchen | Two Bedrooms | Bathroom/WC | Double Glazing | Electric Heating | Two Allocated Parking Spaces | Communal Gardens | Share Of Freehold With 965 Year Lease |

Located at the end of a cul de sac overlooking fields to rear is this modern well presented two bedroom first floor apartment. Being one of only six apartments the property benefits from being share of freehold with 965 years remaining on the lease. The accommodation comprises communal entrance hall, private entrance hall with security entrance phone, living room, modern kitchen, two bedrooms overlooking fields to rear, modern bathroom, double glazing, electric heating and two allocated parking spaces. Outside the property is surrounded by communal gardens, secure bin store and drying area. The property is well located with easy access to all amenities the village has to offer.

**Price... £215,000**

*Share of Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café and a library, and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

## DIRECTIONS

From the centre of the village in Stokenchurch proceed in an easterly direction on the Wycombe Road A40. Take the fourth turning left into George Road then turn right into Bartholomew Tipping Way. Take the second right into Barkus Way and follow the road around where Billings Close can be found on the right. The property is located on the left.

## ADDITIONAL INFORMATION

Share of Freehold, held on the remainder of a 999 year lease. We are advised that the service charge is £120.00 per calendar month.

## EPC Rating

D

## Council Tax

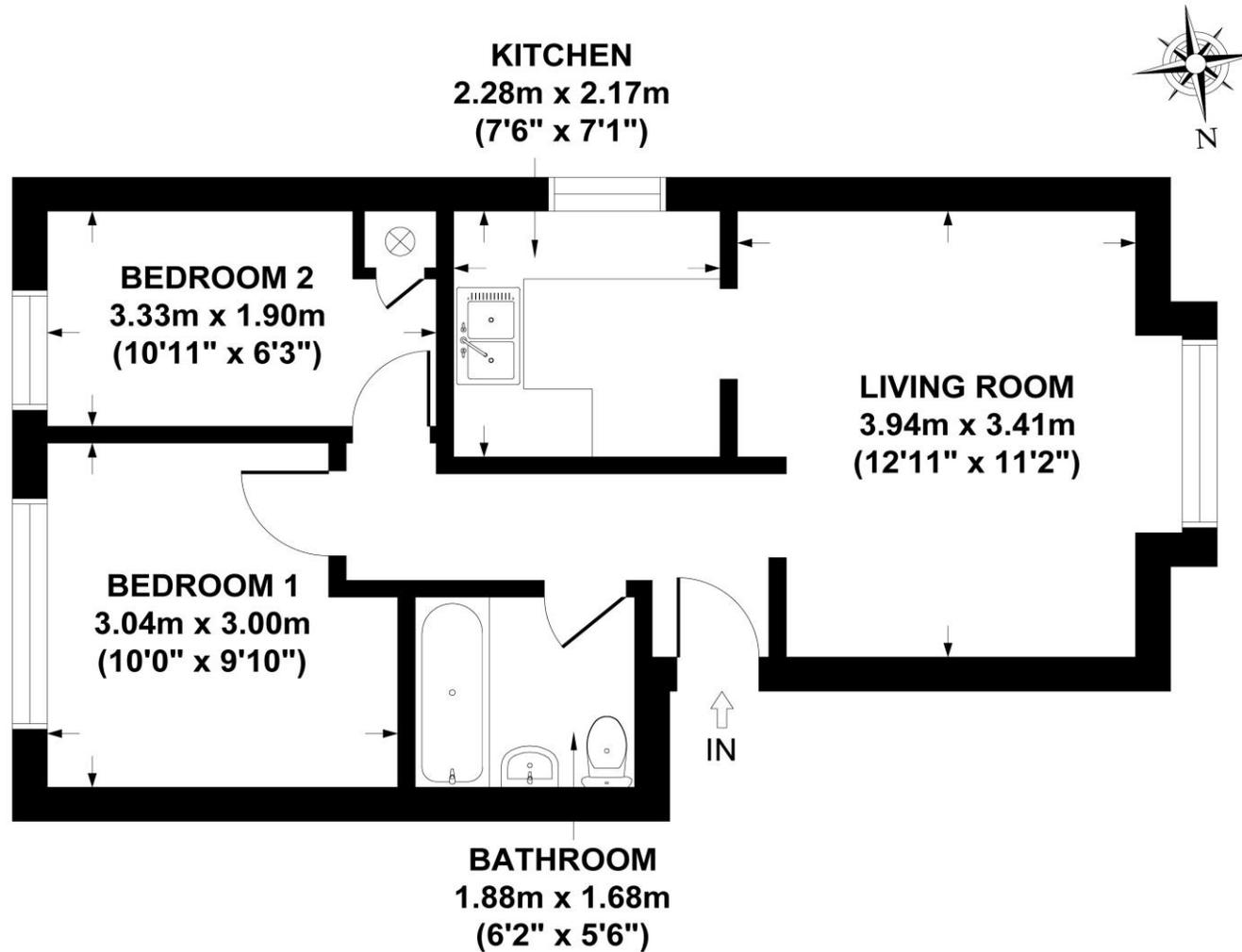
Band B

## 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*





**BILLINGS CLOSE, STOKENCHURCH, HP14 3SE**  
**APPROX. GROSS INTERNAL FLOOR AREA 43 SQ M / 465 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE