



Plested Court

| Stoke Mandeville | Buckinghamshire | HP22 5UB



Williams
PROPERTIES

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Williams Properties are pleased to offer this two bedroom flat set in the popular village of Stoke Mandeville and having nearby rail links to London Marylebone. The property is on the first floor and offers an entrance hall, lounge, kitchen, two generous bedrooms and bathroom. Viewing is highly recommended.

£190,000

- Two Bedrooms
- First Floor Flat
- Good Transport Links
- 125 Year Lease
- Leasehold
- Walking Distance To Station
- Close To Amenities
- Viewing Recommended

Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville and has a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



The property is ideally located close to the Stoke Mandeville train station, which provides mainline services directly into London, Marylebone in under one hour. The M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.



Entrance Hall

Enter through the front door into the entrance hall consisting of doors to lounge, bathroom and both bedrooms.

Lounge

Lounge consists of dual aspect windows, carpet laid to floor, light fittings to ceiling and wall mounted heater. Door to the kitchen. Space for a sofa suite and other living room furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with roll top work surfaces, inset stainless steel sink bowl unit with window over, inset electric hob, oven and extractor fan, tiling to splash sensitive areas, space for an under counter fridge and space and plumbing for a washing machine.

Bedroom One

Bedroom one consists of a window, carpet laid to floor, light fitting to ceiling and wall mounted heater. Space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of a window, carpet laid to floor, light fitting to ceiling and wall mounted heater. Space for a bed and other bedroom furniture.

Bathroom

Bathroom is part tiled and comprises a low level wc, pedestal hand wash basin and a panelled bathtub.

Lease Details

The vendor has advised of the following:
Length of Lease - 125 years from June 2022
Ground rent - £150
Service Charge - TBC

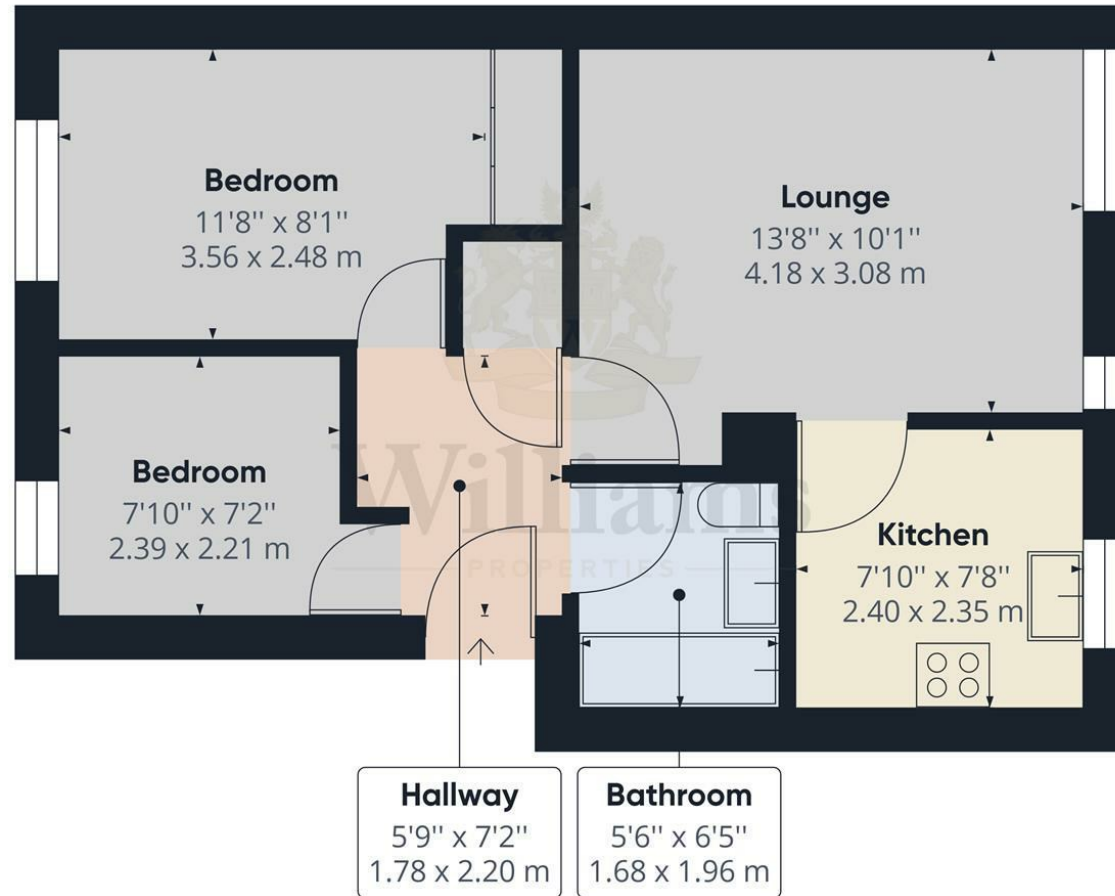
We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(2 plus) A			
(1-2) B			
(3-4) C			
(5-6) D			
(7-8) E			
(9-10) F			
(11-12) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
449.22 ft²
41.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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