



Flat 9, The Mill Coaters Lane, Wooburn Green - HP10 0FN
£375,000

TR TIM RUSS
& Company



Flat 9

The Mill Coaters Lane, High Wycombe

- 3 Bedrooms
- 2 Bathrooms
- Balcony
- Separate Kitchen
- 2 Parking Spaces
- No Chain
- Close To David Lloyd Leisure Centre

Just 3 miles from Beaconsfield and under a mile from Wooburn Green's village centre, this apartment is perfectly placed. You'll find local shops nearby for everyday needs, with larger stores like Waitrose, M&S Food Hall, Sainsbury's, and a large Tesco all within easy reach. Great transport links to the M40 (Junction 3) is just over a mile away for easy access to London, Oxford, and beyond. Fast train services run to London from both Beaconsfield (Marylebone) and Bourne End (Paddington via Maidenhead). And for fitness fans, the David Lloyd Health Club & Spa is just a stone's throw from your front door. Fantastic two bedroom, two bathroom, two parking space apartment on the second floor of this popular development with outside space. Available with no chain.



Flat 9

The Mill Coaters Lane, High Wycombe

This generous three bedroom, two-bathroom apartment at 1,023 sq ft is one of the largest in the development and quietly located in this ever popular village. Located on the first floor (lift access) of this handsome building, **with views over the gardens and picturesque Wye Valley.** This stunning first floor apartment is light and spacious with a real contemporary feel. It is situated within a comfortable walk of the village centre and just a couple of minutes from the David Lloyd Health Club. The well-maintained communal gardens are lawned with a large wooden deck spanning the water of the River Wye, which makes a rather idyllic setting.

LEASE: Leasehold with 125 years from 1st January 2002

SERVICE CHARGE - £3,436 pa GROUND RENT - £518 pa

Outside:

You'll have access to beautifully kept communal gardens that look out over the river – a lovely spot for a morning coffee or evening wind-down. There are also *two allocated parking spaces*, so no need to worry about parking.

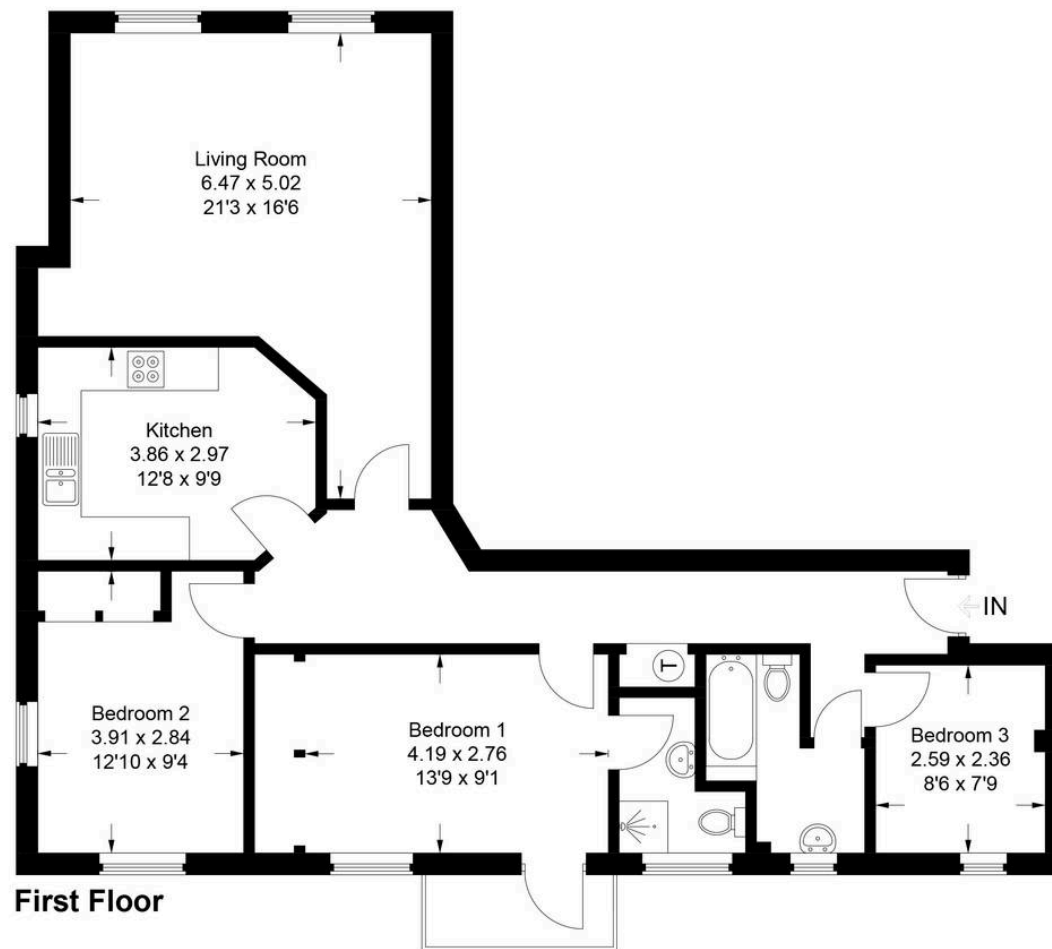
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





9 The Mill, Coaters Lane

Approximate Gross Internal Area = 95.0 sq m / 1,023 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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