



26 The Residence, Saunderton, Bucks, HP14 4EA

An extremely spacious two bedroom, upper ground floor apartment, situated at The Residence, which is located within the prestigious and historic location of Saunderton Estate; renowned for it's splendid art-deco architecture, elegance and uniqueness. The accommodation includes; entrance hall, large open plan kitchen/living/dining room. Master bedroom with en-suite, further double bedroom and contemporary bathroom. The property also benefits from; modern electric radiator heating, UPVC double glazing, allocated parking.

This development of 57 luxury apartments and homes has 8 acres of grounds, surrounded by stunning countryside and is conveniently situated just a short, two minute walk of Saunderton train station, which offers a 45 minute journey into London Marylebone. There are lifts to all floors.

The property is offered to the market with no onward chain - Lease Length: 248 years. Service Charge: £1,398.01 per annum. Peppercorn Ground rent, council tax band C

An internal viewing is highly recommended.

STUNNING LOCATION

WALKING DISTANCE TO TRAIN STATION

PART-EX AVAILABLE

LIFTS TO ALL FLOORS

8 ACRES OF GROUNDS

SUPERB RURAL VIEWS

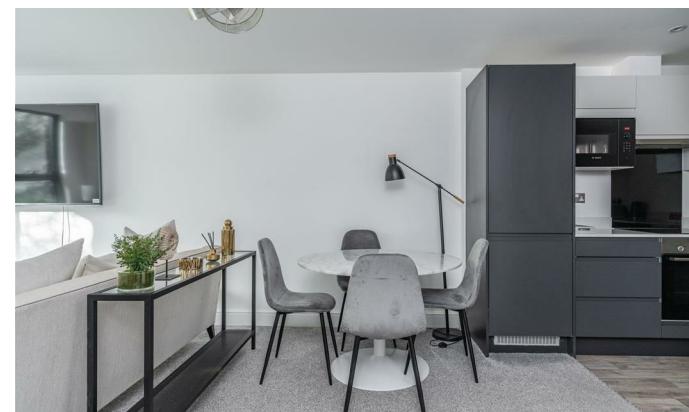
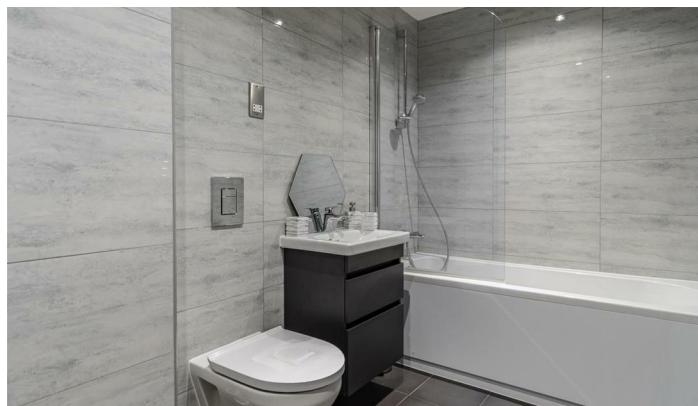
ALLOCATED PARKING

NO CHAIN

AMPLE PARKING

COUNCIL TAX BAND C

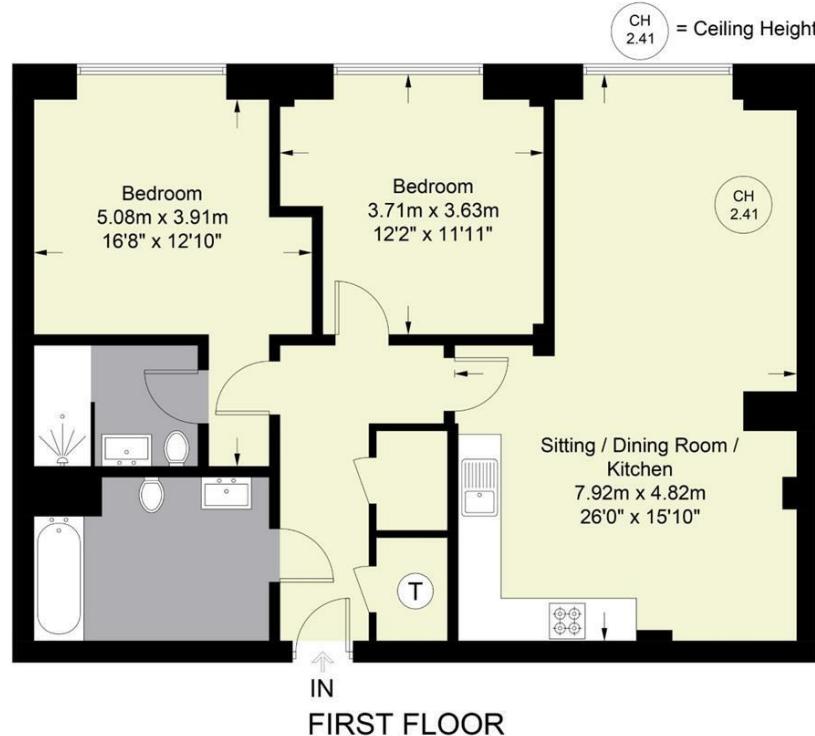






Flat 26, The Residence

Approximate Gross Internal Area = 900 sq ft / 83.6 sq m



Floor Plan produced for Hursts by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

 **Hurst** Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk