



Thomas House

Bells Hill Green, Stoke Poges, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

This lovely one bedroom first floor apartment is ideally situated within the delightful village of Stoke Poges.

The modern, stylish accommodation is cleverly designed to combine practicality with contemporary living.



1 RECEPTION ROOMS



1 BEDROOM



1 BATHROOM



UNDERCROFT PARKING AREA



COMMUNAL GARDENS



LEASEHOLD



VILLAGE



523 SQ FT



**GUIDE PRICE
£225,000**



The property

A private entrance hall leads to a generous kitchen / sitting room, well equipped with a good range of domestic appliances including a built in oven, inset gas hob, washing machine, fridge/freezer and dishwasher.

Off the entrance hall is a double bedroom with a Velux window and a bathroom with a panelled bath and an electric shower over.



Outside

Situated adjacent to the apartments is a pretty communal green with a paved seating area.

There is an allocated parking space in the undercroft parking area.

Location

Located in a prime position in Stoke Poges, a desirable Buckinghamshire village with local shops and amenities including a Co-operative Food store, pharmacy and post office.

Leisure facilities including countryside walks at Burnham Beeches, Stoke Common and Black Park are all within easy reach.

Nearby Gerrards Cross offers a wide range of shopping facilities, Waitrose and Tesco, as well as a host of independent stores and restaurants, a cinema, library, sporting amenities and superb Chiltern Rail link to London Marylebone, while the larger town of Slough offers a high-speed rail link to London Paddington.

South Buckinghamshire is renowned for its excellent range of state schooling including The Stoke Poges School and Wexham School, as well as a good selection of independent schools including Dair House, Caldicott, St.Bernard's, and Gayhurst. The property is within catchment of The Burnham Grammar School and Beaconsfield High School.



Distances

- M4 (junction 6) approx. 4 miles
- M40 (junction 2) 4.6 miles

Nearby Stations

- Slough train station 2.7 miles
- Gerrards Cross train station 3.4 miles

Key Locations

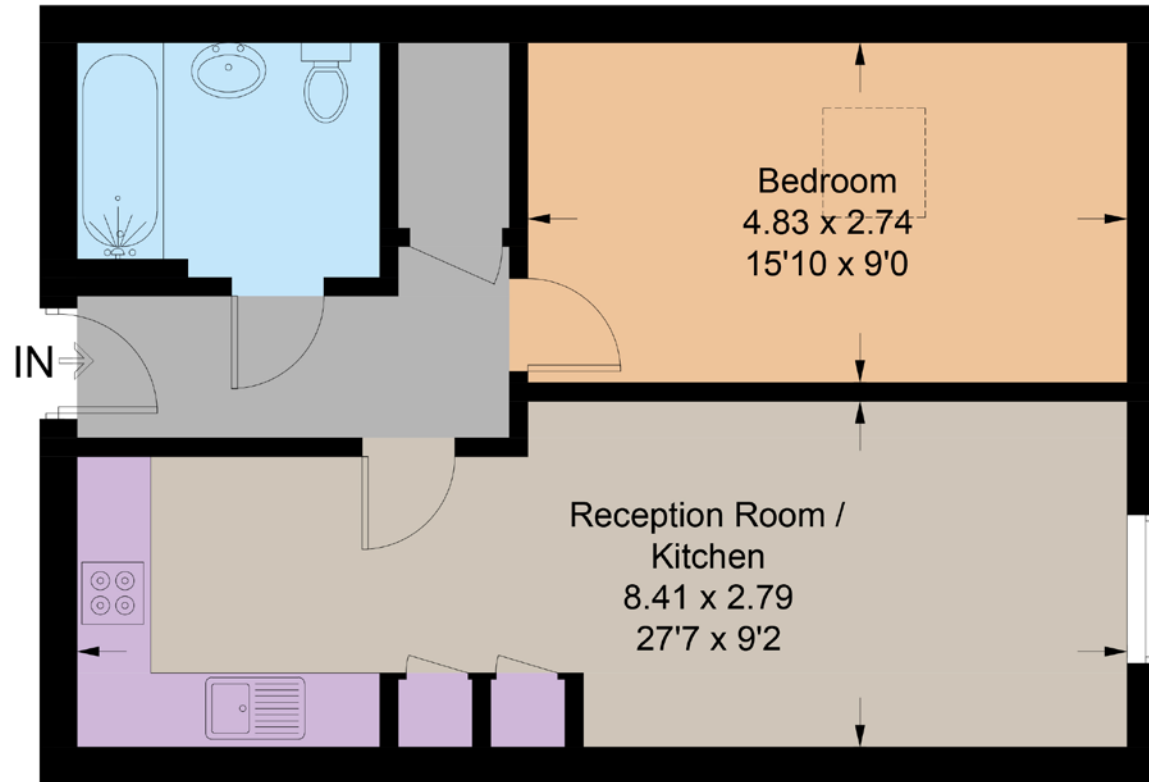
- Stoke Common
- Burnham Beeches
- Black Park
- Windsor

Nearby Schools

- The Stoke Poges School
- Wexham School
- Dair House
- Caldicott
- Burnham Grammer
- Beaconsfield High School



Approximate Gross Internal Area = 48.6 sq m / 523 sq ft



First Floor

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.

© C.I Property Marketing Ltd Produced for Strutt & Parker

Floorplans

House internal area 523 sq ft (48.6 sq m)
For identification purposes only.

Directions

SL2 4BY

///sport.focus.slowly

General

Local Authority: Buckinghamshire Council

Tenure: Leasehold 99 years

Service charges: £2,654.89

Services: Electric, gas, water and drainage

Mobile Coverage/broadband: EE, Three, O2, Vodafone

Council Tax: D

EPC Rating: C

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2024. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

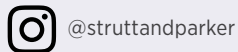
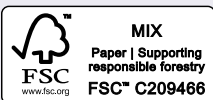
Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

