

# The **Frost** Partnership

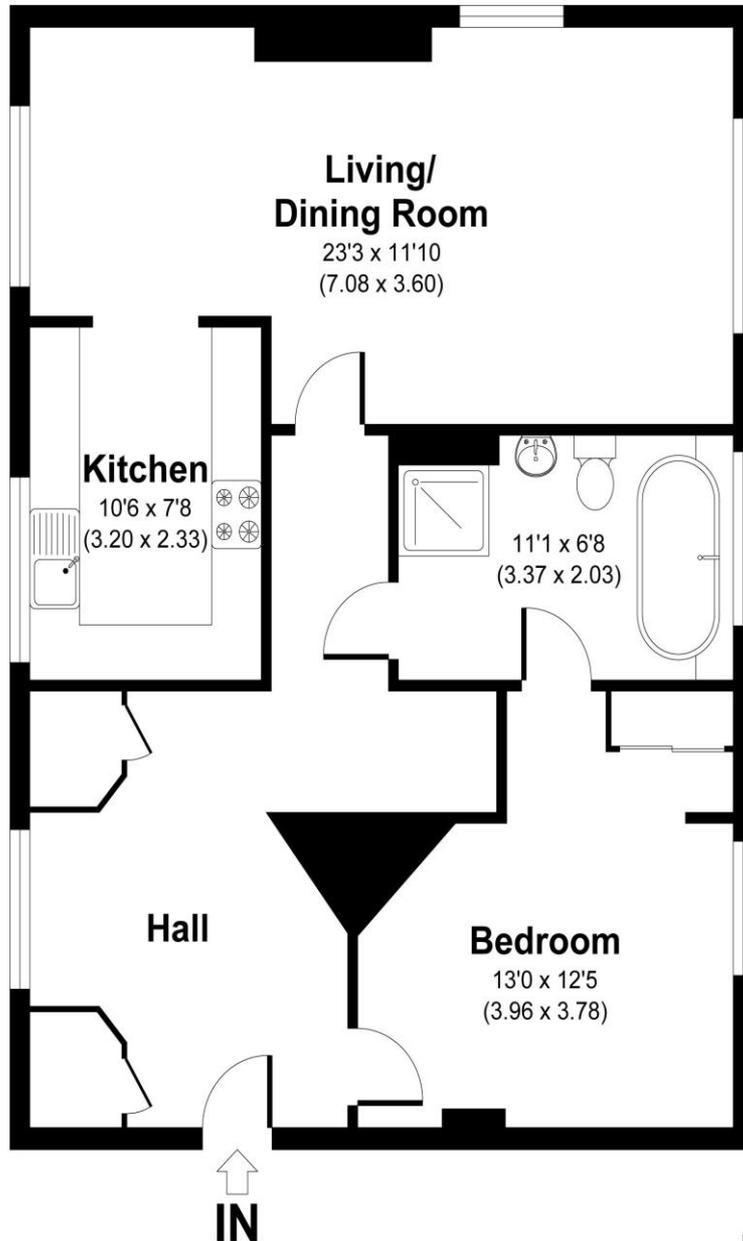
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**23 Stretton Close, Penn, Buckinghamshire, HP10 8EW**

**Offers in excess of: £300,000 (Leasehold)**



- Double bedroom
- Bright & spacious
- Large bathroom with separate shower cubicle
- Gated development
- Sought after village
- No onward chain



**First Floor**



**Stretton Close, HP10**

APPROXIMATE GROSS INTERNAL AREA 761 SQ FT / 70.66 SQ M  
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**A spacious first floor apartment in this gated development set in beautiful communal gardens situated in this sought after village.**

**Communal entrance door** with stairs leading to first floor.

**Reception Hall** Door to reception hall, built in cupboard, large deep built in cupboard with wall mounted boiler and storage space, two radiators with covers, space for desk, spot lights, large deep built in storage cupboard.

**Living Room** Triple aspect, three radiators with covers, spot lights.

**Kitchen** Comprising one and a half bowl single drainer stainless steel sink unit with cupboard below and integrated washing machine, work surfaces with cupboards and drawers below, integrated refrigerator and freezer, built in four ring hob with extractor fan above and double oven below, tiling to walls and floor, fitted wall units, spot lights.

**Bedroom** Fitted double wardrobe with mirrored fronts, radiator.

**Bathroom** White suite comprising large oval bath with hand held shower attachment, wash hand basin, low level WC, separate fully tiled shower cubicle, large chrome ladder style heated towel rail, radiator, tiling to walls and floor, spot lights. (NB Doors to bedroom and entrance hall.)

**Outside** Stretton Close is approached off a sweeping driveway through electric wrought iron gates. The property benefits from the use of beautifully maintained gardens and grounds, and one allocated parking space, additional visitors' parking, bin store, secure timber framed bike store.

**Agent's Note** The Energy Efficiency Rating is D; a full report is available from our office.

**AGENT'S NOTE**

**Mortgage Advice Bureau (MAB)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

**Home Legal Services (HLS)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.