



FORD & PARTNERS

ESTATE AGENTS



14 Clement St. Marks Close, High Wycombe, HP13 6HQ



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Asking price £250,000

This two bedroom apartment is located within walking distance to High Wycombe town centre and railway station. The accommodation comprises entrance hallway, open plan fitted kitchen/lounge/dining room, master bedroom with en-suite, additional double bedroom and family bathroom. The property benefits from UPVC double glazing, gas central heating, allocated parking.

To be sold with the benefit of an extended lease of approx. 201 years remaining and zero ground rent payable.

Service charge - £1,371.88

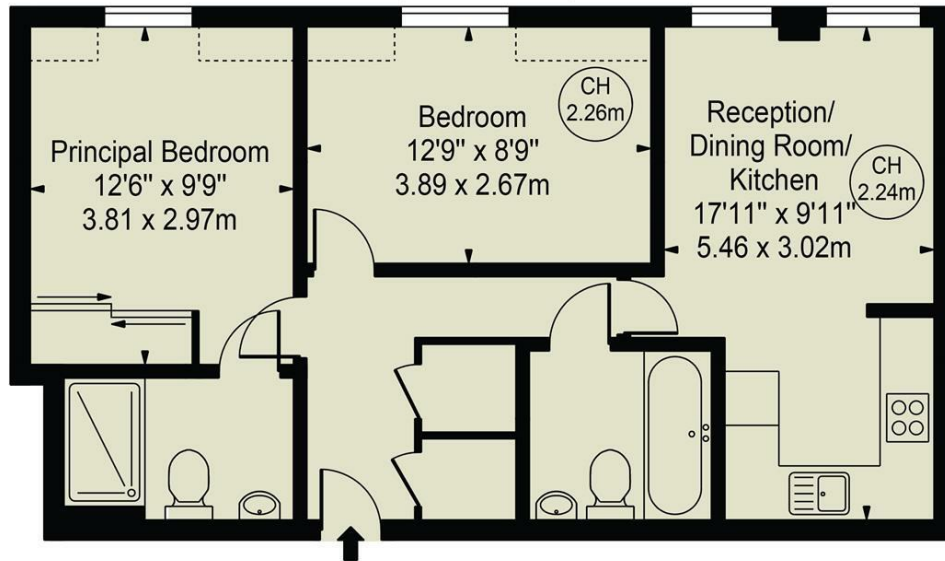
Description



Situation



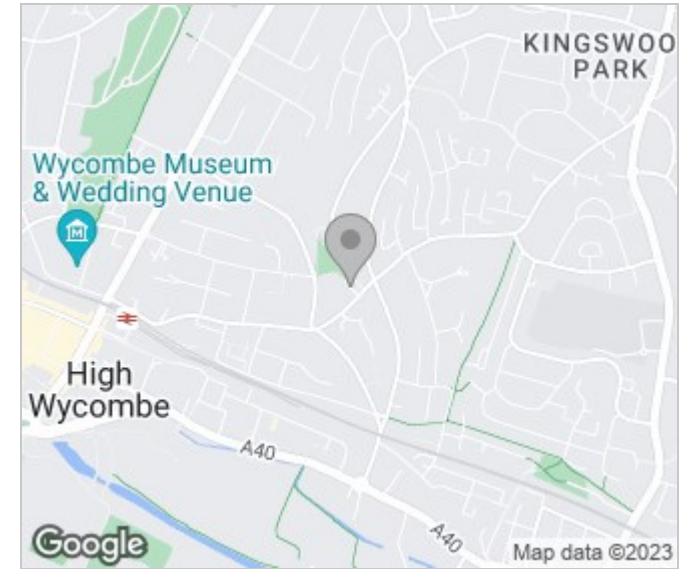
Clement Court
 Approx. Total Internal Area 603 Sq Ft - 56.02 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 584 Sq Ft - 54.26 Sq M
 (Excluding Restricted Height Area)



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD



Energy Performance Graph

Energy Efficiency Rating

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