



FORD & PARTNERS

ESTATE AGENTS



85A Totteridge Road, High Wycombe, HP13 6EY

An attractively priced and spacious two-bedroom ground floor apartment situated just a stone's throw from the Mainline Train Station. This apartment has the added benefit of a garage, driveway parking and a private garden.

Leasehold Term: 99 years from 25/03/1986

Ground Rent: Peppercorn

Service Charge: TBC

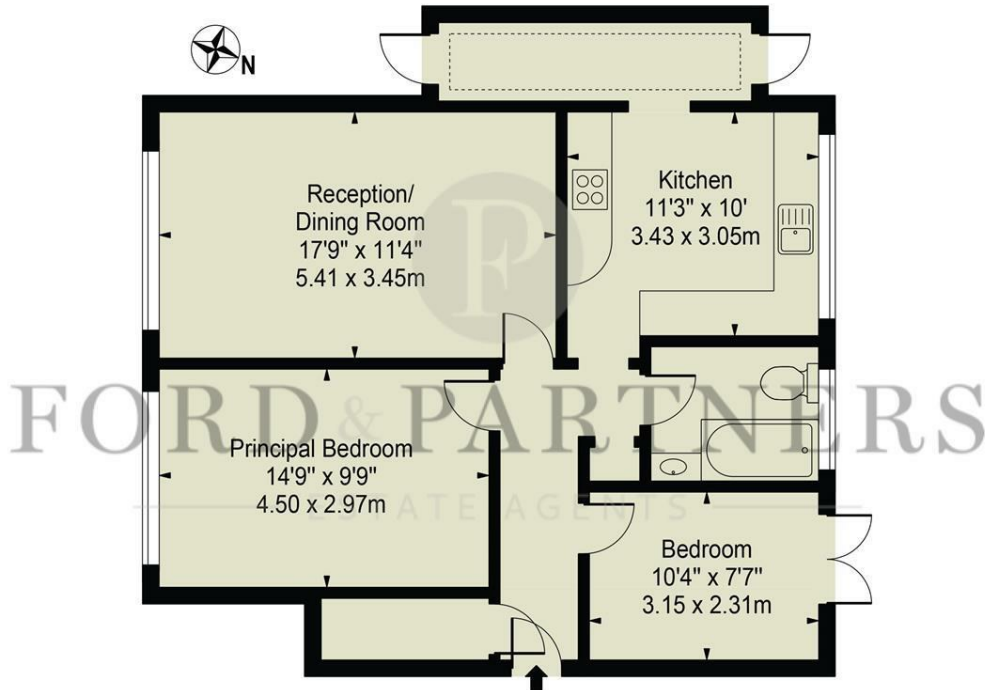
CASH BUYERS ONLY

£230,000

- Two Double Bedrooms
- Separate Kitchen
- Private Garden
- Driveway Parking
- Garage
- Ideal Investment Opportunity
- Large Reception Room
- Close to Town Centre
- Close to Mainline Train Station
- Gas Central Heating

Totteridge Road

Approx. Gross Internal Area 755 Sq Ft - 70.14 Sq M



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com