



£230,000 *Leasehold*

Offered to the market with an EXTENDED LEASE and in good condition throughout is this spacious two bedroom, first floor maisonette with its own private entrance situated within walking distance of High Wycombe train station which offers direct service in to London Marylebone in under 30 minutes. The town centre, Rye Park and Eden Shopping Centre are within walking distance and provide a range of shops, restaurants and entertainment facilities including a cinema. The property is positioned on the first floor of this quiet development and provides generous living accommodation which comprises: large lounge/diner with bay window, modern fitted kitchen, two bedrooms and modern family bathroom with attractive tiling design. The property also benefits from: newly fitted carpets, communal gardens, residents off street parking, gas central heating to radiators and UPVC double glazing. * NEW EXTENDED LEASE OF 179 YEARS UPON COMPLETION*

LEASEHOLD INFORMATION:

- EXTENDED LEASE - 179 YEARS
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- RESIDENTS OFF STREET PARKING
- FIRST FLOOR MAISONETTE WITH PRIVATE ENTRANCE
- SPACIOUS LOUNGE/DINER WITH BAY WINDOW
- MODERN BATHROOM WITH ATTRACTIVE TILING
- COMMUNAL GARDENS



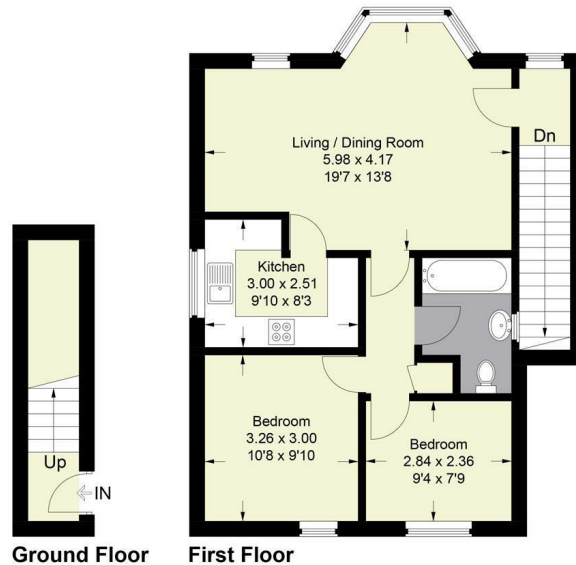
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EPC Rating: 75

Approximate Gross Internal Area
Ground Floor = 5.6 sq m / 60 sq ft
First Floor = 61.2 sq m / 659 sq ft
Total = 66.8 sq m / 719 sq ft



Ground Floor

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.
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