

**Rye
View**
HOMES





Byron House

High Wycombe, Buckinghamshire
HP12 4SQ

Leasehold
Guide Price £229,950

- Two Double Bedrooms
- Top Floor Apartment
- Open-Plan Reception Room/ Kitchen
- Security Entry Phone System
- Allocated Parking

- Double Glazing & Gas Central Heating
- Easy Access to J4 of M40
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

RyeView Homes are pleased to market this well-presented, two bedroom, top floor apartment, situated within a highly regarded development to the South West of High Wycombe town centre.

The property comprises in brief; communal entrance, entrance hall, open-plan reception room/ kitchen, two double bedrooms and family bathroom.

Ideal first time purchase or buy to let investment.

The accommodation in further detail comprises: (all measurements being approximate only)

Communal Entrance

Security entry phone system.

Entrance Hall

Wall mounted security entry phone, radiator, carpeted flooring.

Reception Room/ Kitchen

19' 3" (5.87m) x 14' 2" (4.32m):

Open-plan living room/ kitchen with double-glazed windows to rear and side aspect, integrated oven, gas hob, integrated fridge freezer, washing machine, radiator, tile effect flooring in kitchen, carpeted flooring in living area.

Bedroom One

14' 5" (4.39m) x 10' 10" (3.30m):

Master bedroom with double-glazed window to side aspect, radiator, carpeted flooring.

Bedroom Two

11' 3" (3.43m) x 10' 1" (3.07m):

Double-glazed windows to front and side aspect, radiator, carpeted flooring.

Bathroom

8' 7" (2.62m) x 5' 7" (1.70m):

Family bathroom fitted with three-piece suite comprising panel enclosed bath, WC and wash hand basin, heated towel rail, tile effect flooring.

Outside

Residents parking

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 109 years

Service Charge

Advised by vendor - £1600.00 per annum

Ground Rent

Advised by vendor - £250.00 per annum

Council Tax Band

C

Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. Agents Notes: Under the 1979 Estate Agents Act we are obliged to inform all potential viewers that the owner of this property is related to an employee of RyeView Homes.



01494 510099

info@ryeviewhomes.com
www.ryeviewhomes.com

7 Crendon Street
High Wycombe
Buckinghamshire HP13 6LE

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