

LEASEHOLD



FLAT 13, LANGSTON COURT GALLOWS LANE, HIGH WYCOMBE, HP12 4BP

£215,000

FEATURES

- Bright & Spacious Accommodation to the West of Town
- Two Bedrooms
- Ground Floor Apartment
- Conveniently located within Walking Distance of Town
- Allocated Parking
- Communal Grounds



**Rye
View**
HOMES

2 Bedroom Flat located in High Wycombe

This spacious ground floor apartment is located to the west of High Wycombe town centre in Buckinghamshire, offering bright and spacious living space. With two bedrooms, this apartment is perfect for professionals and small families alike.

Upon entering the apartment, you are greeted by a hallway that leads to living room. This spacious living room is perfect for relaxing with family or entertaining guests as it also has space for a dining table.

The apartment's two bedrooms are also spacious and plenty of space for furniture. There is also a good sized family bathroom.

The property also offers residents access to communal gardens, making it an ideal spot for relaxing, or socialising with neighbours. There is also allocated parking.

High Wycombe, Buckinghamshire, offers residents a range of activities and amenities to enjoy, making it an ideal location for those seeking both convenience and a vibrant community. A bustling town with excellent shopping options, High Wycombe is also home to several great restaurants, pubs, and cafes.

Tenure: Leasehold

Lease Length: 91 Years Remaining

Service Charge: £1,320.00 per annum

Ground Rent: £350 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.



RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		74	78
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

