

Olympic Way, High Wycombe, Buckinghamshire, HP13 7PR

A unique and exceptionally spacious ground floor apartment with private garden area.

| 55% Shared Ownership Opportunity | Spacious Ground Floor Apartment | Huge Reception Hallway Unique to this Apartment | Inner Hall | Modern Fitted Kitchen Open Plan to Lounge/Dining Room | Master Bedroom with En-Suite Shower Room | Second Good Size Bedroom | Bathroom | Gas Central Heating and Double Glazing | Private Garden Space Accessed from the Lounge | Parking | Viewing Recommended |

An excellent shared ownership opportunity for a large two-bedroom, 2-bathroom, ground floor apartment with its own private enclosed outside space and a huge inner hallway. The property is presented in good decorative order and has a modern fitted kitchen open plan to the sitting/dining room which has doors opening onto the garden area. The master bedroom has a modern en suite shower, there is also a modern bathroom, and the second bedroom is a good size. The percentage share being sold is 55% but this could be 'staircased up' depending on affordability. Applicants must meet a certain criteria to be considered eligible to purchase. Please ask for a copy of the Key Information Document. Domestic pets are not permitted.

Price... Shared Ownership £145,750

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
WWW.EPC4U.COM		



LOCATION

Situated close to the A40 at Wycombe Marsh and within easy reach of a variety of shops and supermarkets and public transport to High Wycombe town centre which further provides a wealth of shopping, leisure, hospitality and travel facilities which includes a mainline rail link to London Marylebone. Junction 3 of the M40 motorway is also easily accessible and there are recreational facilities and woodland close by.

DIRECTIONS

Leave High Wycombe town centre on the A40 London Road, pass over two roundabouts and continue to the traffic lights at the Wycombe Retail Park. Pass through the first set and turn left at the second set into Cock Lane. Pass through the lights and over the railway bridge and continue up the hill until reaching Olympic Way on the left-hand side. Turn into Olympic Way and Romero Court will be found towards the bottom on the left-hand side.

ADDITIONAL INFORMATION

This is shared ownership with The Home Group. Full value is £265,000 and 55% share is £145,750. The rent for the additional 45% is £254.37 per month. You can staircase this up to 100% if desired. Leasehold: 125 Years from 1 April 2015: Monthly Costs as per 55% shared ownership: Rent on 45% share - £254.37: Service charge - £94.13: Buildings Insurance - £36.00: Management Fee - £24.17 (payable to Home Group): Reserve Fund Payment - £35.42: Total = £444.09

COUNCIL TAX

Band C

EPC RATING

B

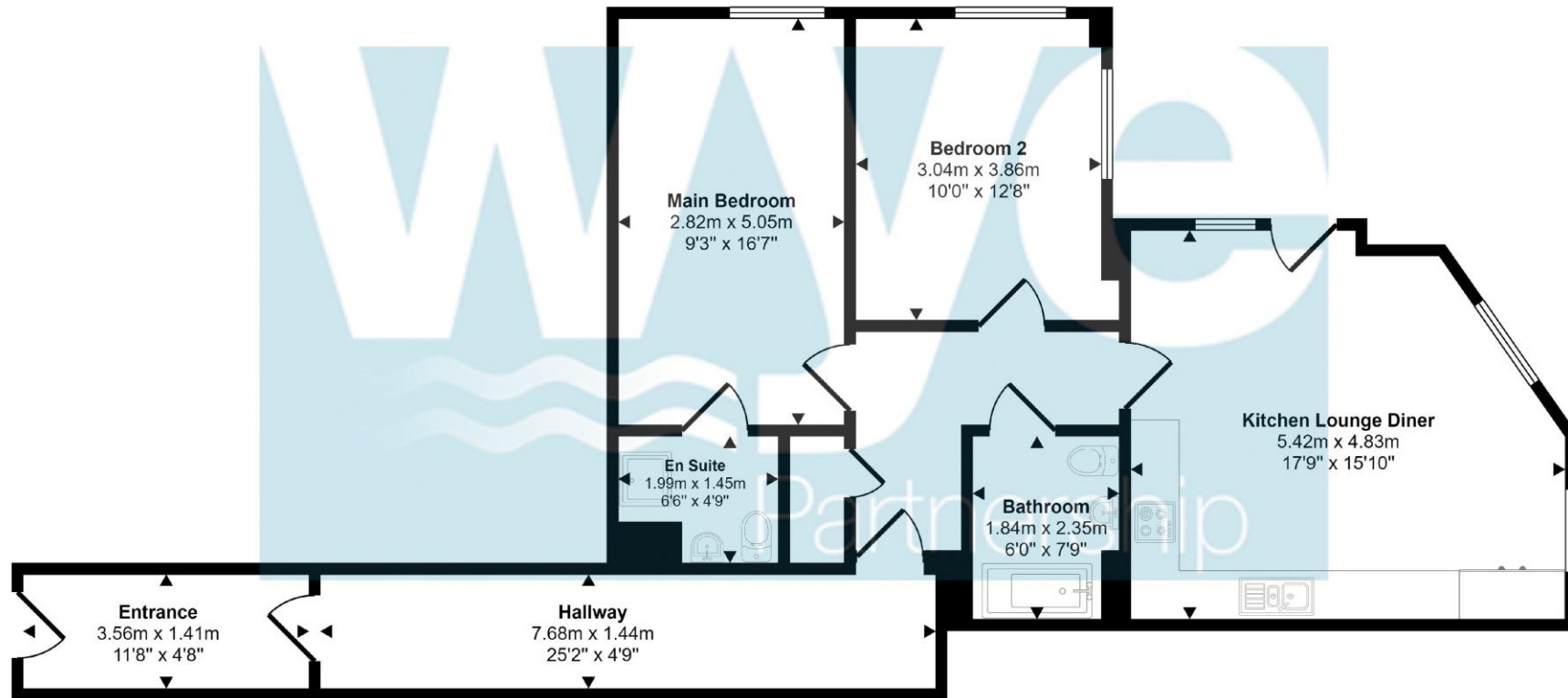
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
84 sq m / 909 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership