



**Ground Floor Flat, Kingsmead Road, High Wycombe, Buckinghamshire, HP11 1JB**

*A very well presented two-bedroom ground floor apartment with a private garden, opposite Kingsmead playing fields.*

| Well Presented Ground Floor Apartment | Sought After Location Opposite Kingsmead Playing Fields | Private Entrance | Open-Plan Living Room/Refitted Kitchen | Hallway | Two Bedrooms | Bathroom and Refitted Ensuite Shower Room | Double Glazing | Electric Heating | Private Enclosed Garden Area | Viewing Highly Recommended |

A very well-presented ground floor apartment with private entrance in a sought-after location opposite Kingsmead playing fields. Offering convenient access to the M40 at J3. The accommodation briefly comprises; living room with open-plan refitted kitchen, hallway, two bedrooms, bathroom and refitted ensuite shower, double glazing, electric heating, enclosed private garden area. There is allocated parking to the front of the property. An internal viewing is highly recommended.

**Price... £265,000**

*Freehold*

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (56-68) <b>D</b>                            | 65                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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## LOCATION

Situated 2.5 miles east of the town centre and 'a stones throw' from Kingsmead Park and playing fields. Buses are close by to the town centre amenities and train station with 25-minute London Marylebone trains as well as direct links to Birmingham and Oxford. Loudwater Combined School is within a five-minute walk and a local shop within 10 minutes. High Wycombe retail park is also easily accessible. Junction three of the M40 is approximately a 5-minute drive and junction 4 a 10-minute drive.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts and through two sets of traffic lights. At the third set turn right into Abbey Barn Road. Follow the road and continue over the roundabout, bear left into Kingsmead Road, continue along the road and the development can be found on the right-hand side after the General Havelock public House.

## ADDITIONAL INFORMATION

Leasehold; 115 Years remaining; Ground Rent; £250.00 Per annum. There is no set service charge for the property. The costs are apportioned between all the apartments in the development. We have been advised by the vendor that there is currently an option to buy a share of the freehold for the property for £5000.00 plus legal fees.

## COUNCIL TAX

Band C

## EPC RATING

D

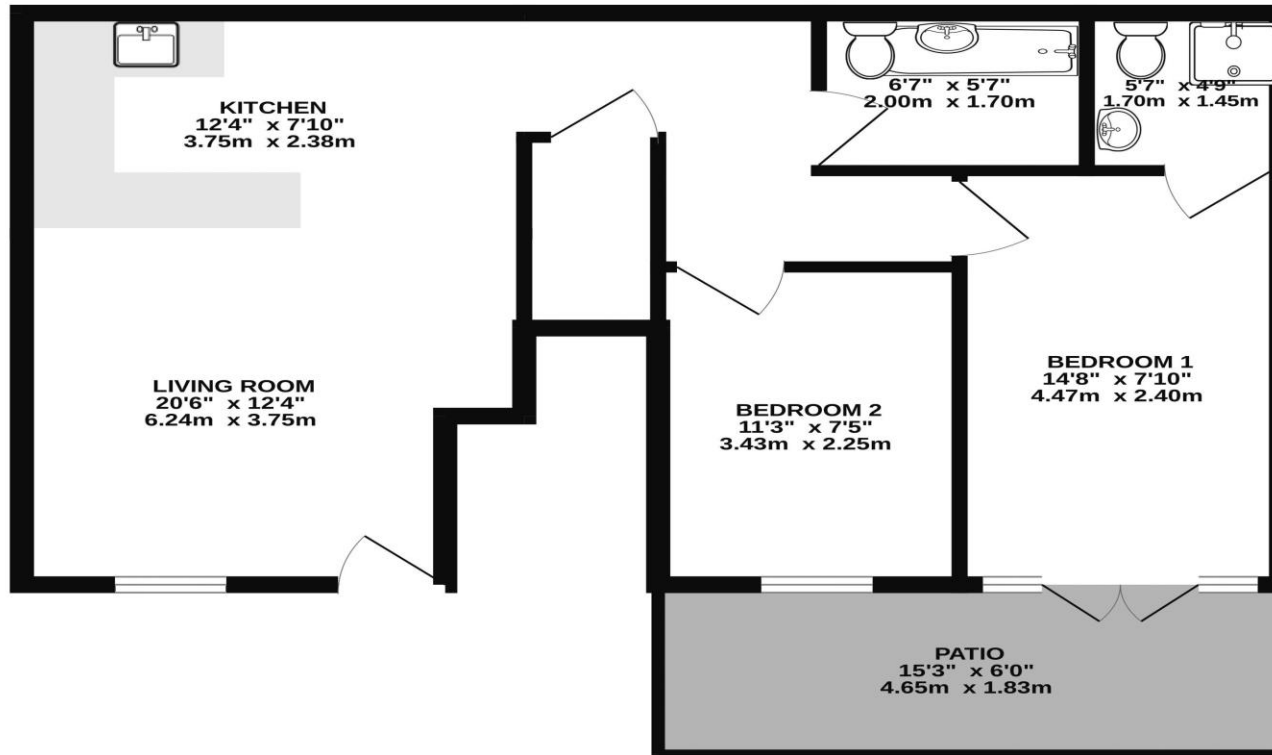
## MORTGAGE

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.*



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The **wye** Partnership