



Bellfield Road, High Wycombe, Buckinghamshire, HP13 5HA

A modern and well-presented duplex apartment in town centre location.

| Well Presented Duplex Apartment | Convenient Town Centre Location | Communal Hall With Lift and Secure Entry | Entrance Hall | Lounge With Open Plan Modern Fitted Kitchen With Appliances | Landing | Good Size Double Bedroom | Modern Fitted Bathroom | Double Glazed Windows | Electric Heating | Viewing Recommended |

A very well presented duplex first/second floor apartment located in the heart of town centre and just a minute's walk to the Eden Shopping Centre with retail outlets, restaurants, leisure facilities and excellent transport links and mainline railway station with trains to London Marylebone and Birmingham. Communal entrance with secure entry to communal entrance vestibule with lift to first floor, entrance hall with stairs to second floor, open plan kitchen/living area with contemporary kitchen with integrated appliances, landing, double bedroom, bathroom with heated towel rail, bath with over head shower, WC and basin, double glazing and electric heating.

Price... £194,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(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

Being located in the heart of the town centre the property is a 'stones throw' from Eden Shopping Centre with a vast array of retail outlets, restaurants, leisure and hospitality facilities and the bus terminal providing excellent transport links as well as the mainline railway station. Hughenden Park is close by as is the 50-acre Rye park and junction 4 of the M40 is less than 5 minutes drive.



DIRECTIONS

From the multi roundabouts in the town centre, proceed along Abbey Way, pass over the roundabout and onto Oxford Road. At the first set of traffic lights after Eden Shopping Centre, turn right into Bellfield Road where Tempus Court can be found on the left-hand side.



ADDITIONAL INFORMATION

Leasehold; 123 Years remaining: Service Charge; Half yearly service charge currently £716.04 in advance: We are advised that there is no Ground Rent payable.

COUNCIL TAX

Band B

EPC RATING

C

MORTGAGE

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



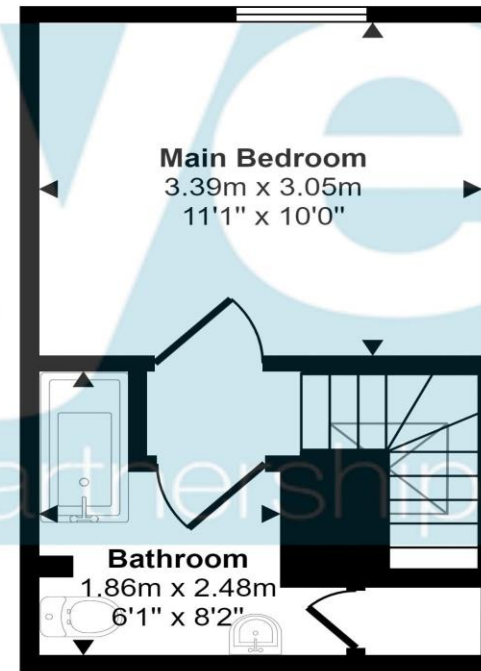
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
37 sq m / 395 sq ft



Ground Floor
Approx 17 sq m / 185 sq ft



First Floor
Approx 19 sq m / 210 sq ft

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.

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The **wye** Partnership