



Priory Road, High Wycombe, Buckinghamshire, HP13 6SL




*A well-presented ground floor apartment in within a short walk of the town centre and train station.*

| Well Presented Ground Floor Apartment | Town Centre Location | Open-Plan Living Room/Kitchen | Bedroom | Shower Room | Double Glazing | Electric Heating | Communal Garden | Permit Parking | Share of Freehold |

A ground floor apartment to the rear of this attractive character property. Just a short walk from High Wycombe town centre and train station the accommodation briefly comprises; entrance hall, open-plan living room/kitchen, bedroom, shower room, double glazing, enclosed communal garden, remainder of a 999 lease. Permit parking available.

**Price... £180,000**

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			





---

### LOCATION

Situated in the heart of the town centre a few minutes walk from the vast shopping, dining and leisure facilities the town has to offer as well as being moments walk from the main line railway which will have you in central London in under half an hour, for drivers Junction 4 of the M40 can be reached in under 10 minutes drive and serves access to both London and the North.

### DIRECTIONS

From our office in Crendon Street ascend the hill and take the second turning on the left-hand side into Priory Road. The property can be found on the left-hand side.

### ADDITIONAL INFORMATION

Share of Freehold with the remainder of a 999 Year lease: Service Charge; £1320.00 Per annum: We are advised that there is no ground rent.

### COUNCIL TAX

Band A

### EPC RATING

F

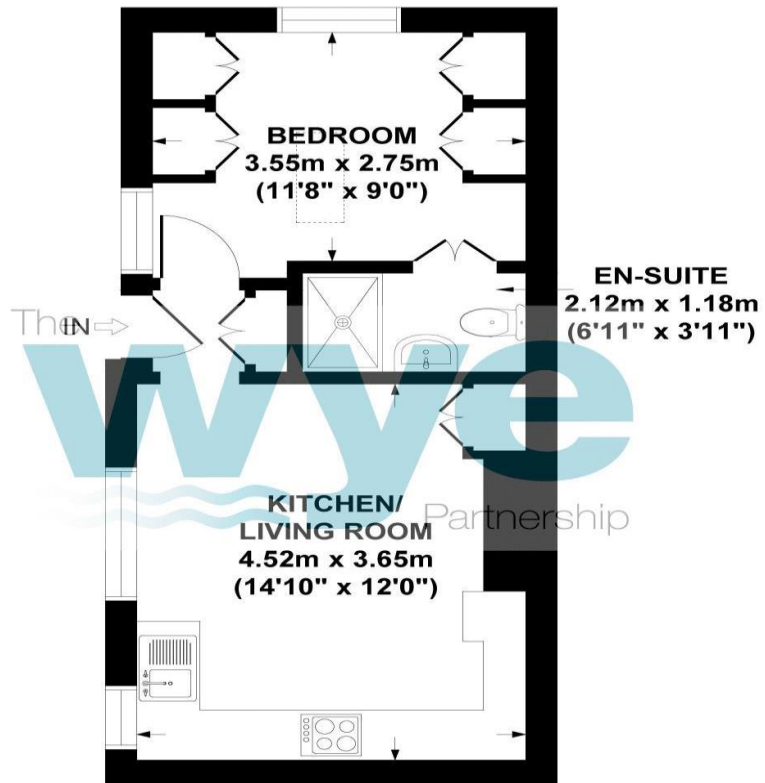
### MORTGAGE

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.*



**GROSS INTERNAL  
FLOOR AREA 31 SQ M / 342 SQ FT**

**PRIORY ROAD, HIGH WYCOMBE, HP13 6SL  
APPROX. GROSS INTERNAL FLOOR AREA 31 SQ M / 342 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

The **wye** Partnership