

A photograph of a two-story red brick house with a white gable. The house has a grey tiled roof with a skylight and a satellite dish. There are several windows with white frames. A large green bush is in the foreground, and a tree is on the left. A yellow warning sign is visible on the brick wall.

West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AQ

*We are delighted to offer for sale this two-bedroom split level apartment located in small residential development within walking distance of Wycombe town center and railway station.*

Communal Entrance Hall | Secure Entryphone System | Front Door | Entrance Hall | Good Size Lounge/Dining | Modern Fitted Kitchen | Bedroom Two | Family Bathroom | Stairs To First Floor Landing | Bedroom One | Ensuite Night Cloakroom | Electric Heating | Double Glazed Windows | Well Maintained Communal Gardens | Two Allocated Parking Spaces In Tandem | Well Presented Throughout | Walk To Town Centre | Popular Development |

We are delighted to offer for sale this two-bedroom split level apartment located in small residential development within walking distance of Wycombe town centre and railway station. The property is presented in good decorative order throughout and has a secure entryphone system, good size lounge/dining room, modern kitchen, master bedroom with ensuite night cloakroom, second bedroom and family bathroom all heated by electric heating and with double glazed windows. Externally the gardens are communal and well maintained for the use and enjoyment of the residents alone and the two allocated car parking spaces are on site. Early viewing advised.

**Price... £219,950**

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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### LOCATION

Located just over a mile from Wycombe town centre and on a bus route, it is a level walk to the town centre and railway station. The town itself offers a wealth of varied shopping, schooling and leisure facilities as well as the main line railway station into London Marylebone in under half an hour. Junction 4 of the M40 motorway is a short drive away as well as miles open space and walks offered by the Chiltern Hills.

### DIRECTIONS

From the town centre, head west on the A40 West Wycombe Road and continue for approximately 1.1 miles and the property will be found on the right-hand side just past the BP garage.

### ADDITIONAL INFORMATION

Leasehold; 87 Years remaining: Service Charge; £2292.00 Per annum: Ground Rent; £312.00 Per annum.

### COUNCIL TAX

B

### EPC RATING

C

### MORTGAGE

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

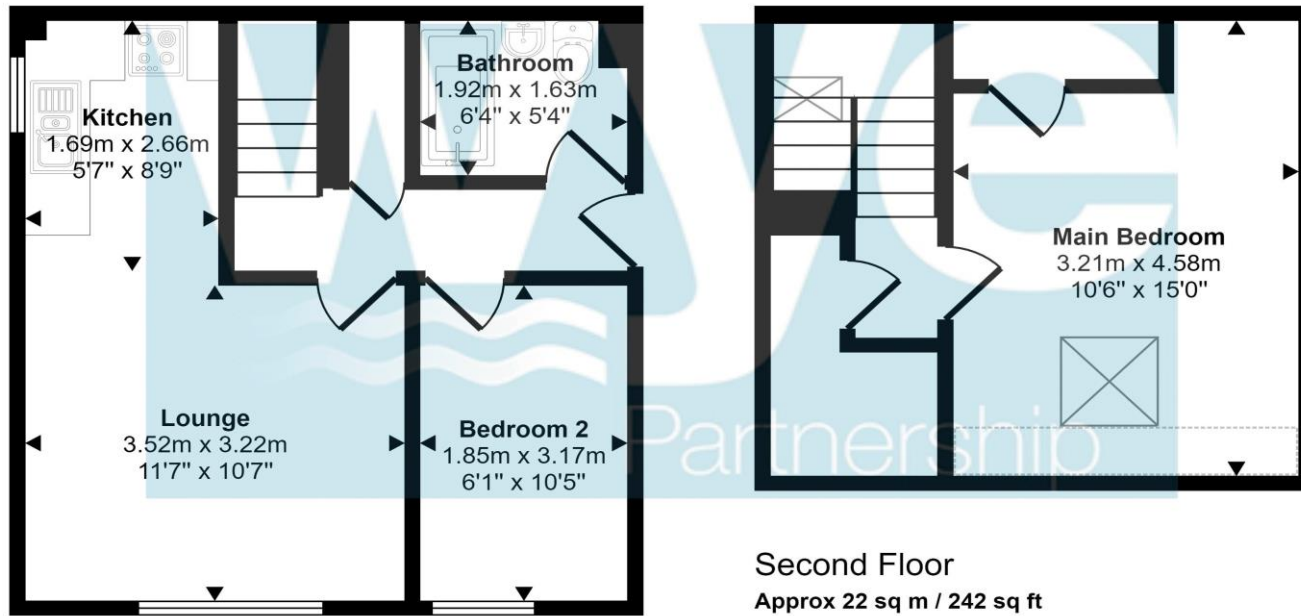
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*


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Approx Gross Internal Area  
55 sq m / 596 sq ft



First Floor  
Approx 33 sq m / 354 sq ft

 Denotes head height below 1.5m

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