

A large, two-story brick house with a blue door and a silver car parked in the driveway. The house has a gabled roof with white trim around the windows and a central chimney. The front garden is well-maintained with various shrubs and a paved driveway. A large tree is visible on the left side of the frame.

Amersham Road, High Wycombe, Buckinghamshire, HP13 6PN

Forming part of this exclusive development just off Amersham Road an immaculately presented executive two-bedroom first floor apartment.

| Communal Entrance Hall | Video Entry Phone System | Stairs And Lift To Upper Floors | Entrance Hall | Modern Fitted Kitchen | Lounge/Dining Room | Balcony With Bi-Fold Doors | Master Bedroom With En-Suite | Guest Bathroom | Bedroom Two | Under Floor Zonal Heating | Allocated And Visitor Parking |

An immaculately presented first floor apartment forming part of this prestigious development off Amersham Road. Built in 2018, the property boasts all the modern fixtures and fittings one would expect, including high quality fitted kitchen, stunning bathrooms and zonal under floor heating. The Pines is a beautiful development with well maintained, attractive communal areas and a quality entrance hall with video phone entry system and lift access to all floors. The apartment itself is in pristine condition throughout and has a natural flow allowing an abundance of natural light. The 19'5 lounge/dining room provides a large tranquil living space leading onto a private, sunny balcony with bi-fold doors and a stunning, modern kitchen with quality appliances and silestone worktops. A viewing is highly recommended to appreciate this breath-taking apartment.

Price... £375,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC
www.epc4u.com



LOCATION

Ideally situated in this exclusive development off Amersham Road just 0.5 miles from High Wycombe Town Centre and Mainline Train Station. The town offers a range of shopping facilities, restaurants, theatre, cinema/bowling complex, old town and the Rye Park. Access to the M40 motorway is just a short drive and the Mainline Station offers regular 25 min services to London Marylebone. There are numerous local schools for all ages including Godstowe for girls and The Royal Grammar School for Boys.



DIRECTIONS

From our office in Crendon Street, ascend the hill, pass over the railway bridge into Amersham Hill and continue to the brow of the hill into Amersham Road. Continue for a short distance and after passing Godstowe School, which is on the left-hand side, the property will be found immediately on the left.



ADDITIONAL INFORMATION

Leasehold; 119 Years Remaining; Service Charge; £3527.00 Per Annum; Ground Rent; £395.00 Per Annum

COUNCIL TAX

Band C

EPC RATING

B

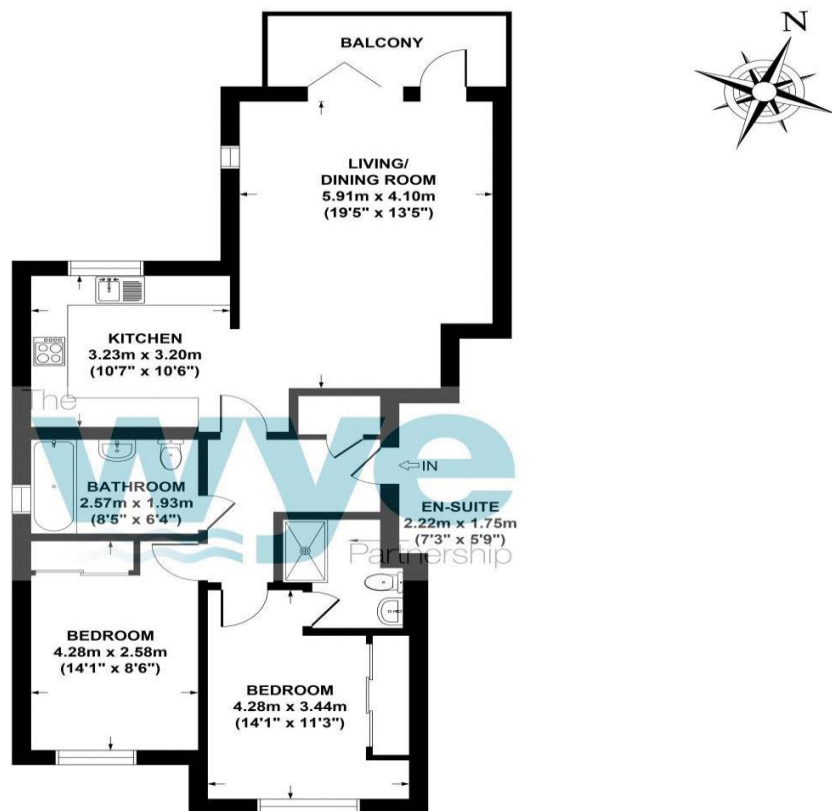
MORTGAGE

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.





GROSS INTERNAL
FLOOR AREA 78 SQ M / 835 SQ FT

**FLAT 12, THE PINES, AMERSHAM ROAD, HIGH WYCOMBE, HP13 6PN
APPROX. GROSS INTERNAL FLOOR AREA 78SQ M / 835 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership