

7 Conegra Road, High Wycombe, Buckinghamshire, HP13 6DY

A well presented one bedroom ground floor apartment in a cul-de-sac just a short walk from the town centre and train station.

| Ground Floor Apartment | Cul-De-Sac Location | Short Walk From Town Centre and Train Station | Private Entrance | Hallway | Living Room | Kitchen | Double Bedroom | Bathroom | Double Glazing | Electric Heating | Allocated Parking | Communal Gardens | Extended Lease |

A well-presented ground floor apartment in a popular town centre cul-de-sac location just a short walk from the train station. The accommodation briefly comprises; private entrance, entrance hall, living room, kitchen, double bedroom, bathroom, double glazing, electric heating, allocated parking, communal gardens, extended lease.



Price... £180,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(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

Found in a cul-de-sac less than 10 minutes walk from the town centre with extensive amenities. The station provides 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham this is just a 5-minute walk. Mature trees in the vicinity give the location a pleasant feel but local shops are just a short walk. Junction 4 of the M40 is approximately 5 minutes drive. Short walk of the Rye Park and Lido.



DIRECTIONS

From our office in Crendon Street ascend the hill and take the first right after the railway station into Totteridge Road. Continue along and take the first turning on the left into Peterborough Road and the next turning left into Conegra Road the property can be found on the right.

ADDITIONAL INFORMATION

Leasehold; 120 Years remaining; Service Charge; £700.00 Per annum (inc's comprehensive buildings insurance); Ground Rent; £200.00 Per annum. Landlord certified.

COUNCIL TAX

Band A

EPC RATING

C

MORTGAGE

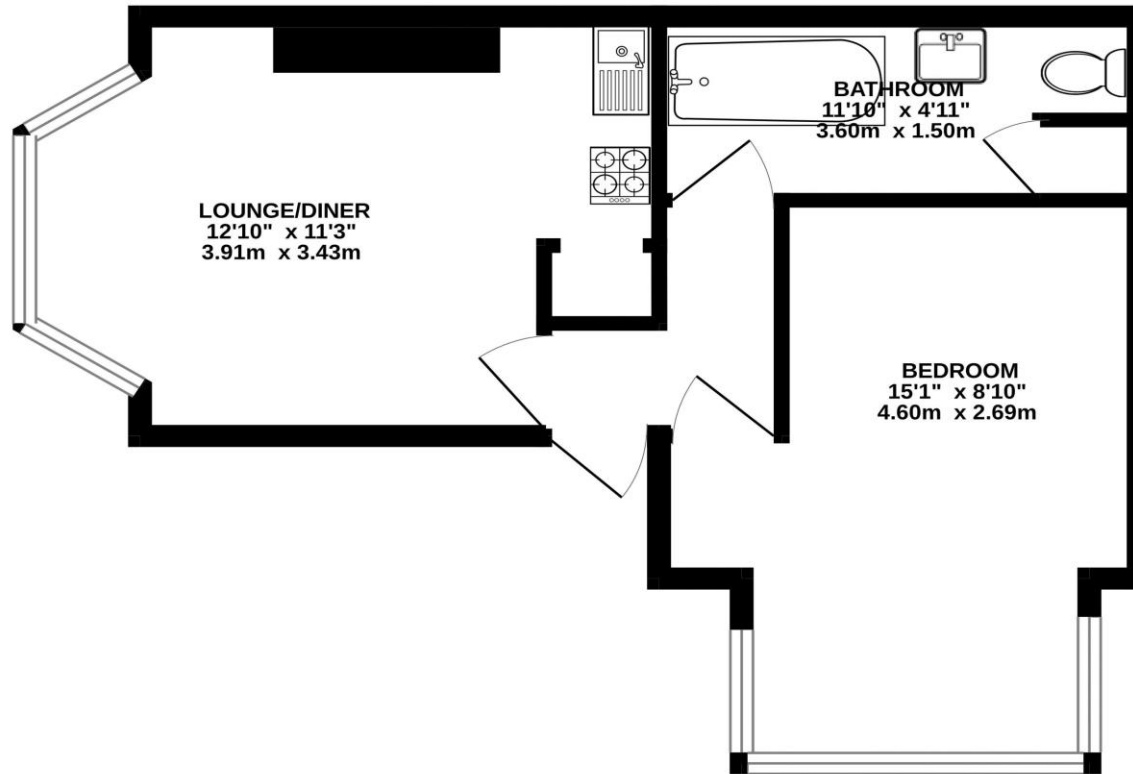
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.

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