



Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7PH

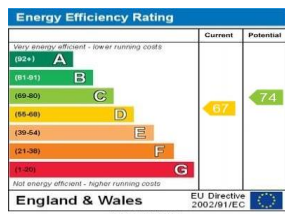
*A stunning one-bedroom ground floor garden flat situated in an enviable location close to and within walking distance of Totteridge Common.*

Immaculate Ground Floor Apartment | Gas Central Heating To Radiators | Charming Lounge/Dining Room | Modern Refitted Kitchen | Double Bedroom With Built In Wardrobes | Contemporary Refitted Shower Room With Walk In Shower And Drencher Head | Double Glazed Windows | Short walk To Totteridge Common | High Degree Of Privacy | Gravel Driveway | Extended Lease | No Charges | Own Private Garden With Patio Area | Utility Room | This Property Must Be Seen Internally |

A stunning one-bedroom ground floor garden maisonette situated in an enviable location close to and within walking distance of Totteridge Common. Having been much improved this immaculate apartment is heated via gas central heating to radiators, it has double glazed windows, a lovely modern refitted kitchen, double bedroom with built in wardrobes and a stunning contemporary shower room with walk in drencher shower. Externally the property has a utility room, a lovely, enclosed area of lawn with flower beds, a private patio and graveled driveway parking. The lease has been extended and is 151 years with peppercorn ground rent and no service charge. A stunning property in a superb location that must be seen inside to be appreciated.

**Price... £249,950**

Leasehold



## LOCATION

An immaculate character one bedroom ground floor apartment situated in an enviable location close to and within walking distance of Totteridge Common. The well-maintained property affords gas central heating to radiators and sealed unit double glazed windows, a modern refitted kitchen, attractively proportioned lounge with fireplace, bedroom and separate refitted shower room. Externally the property enjoys the benefit of its own garden enclosed by fencing and parking via a shared gravelled driveway. No upper chain.

## DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Amersham. Pass through two sets of traffic lights and at the second mini roundabout turn right in to Totteridge Lane and take the seventh turning on the right-hand side into the service road providing access to Highworth Combined School and Nursery and the property can be found on the left-hand side on the junction of Highworth Close.

## ADDITIONAL INFORMATION

Leasehold: 151 Years Remaining: Service Charge; Peppercorn: We are advised there is no ground rent charge.

## COUNCIL TAX

Band C

## EPC RATING

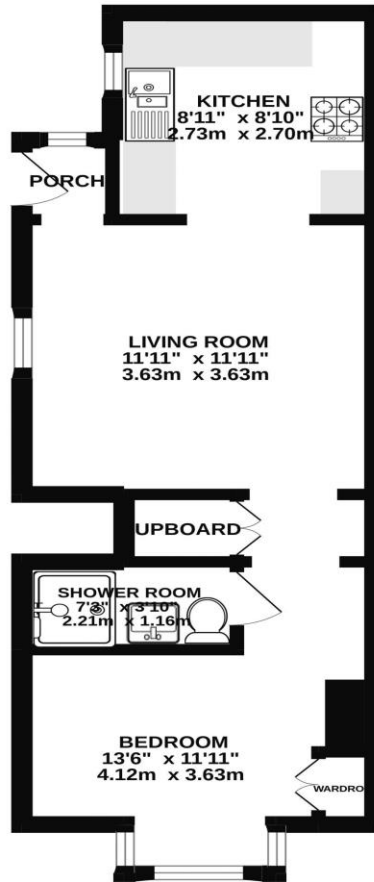
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## MORTGAGE

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.*





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  
