



London Road, High Wycombe, Buckinghamshire, HP11 1BT

We are delighted to offer for sale this one bedroom, character, first floor apartment located a short walk from the town centre and railway station.

Secure Entryphone System | Communal Entrance Hall | First Floor Landing | Entrance Hall | Open Plan Lounge With Feature Full Height Box Bay Window With Fitted Day & Nights Blinds | Open Plan Modern Refitted Kitchen With Integral Appliances | Double Aspect Double Bedroom | Modern Refitted Bathroom | Electric Heating | Double Glazed Windows | Character Conversion | Short Walk To Town And Railway Station | Overlooking Cricket Ground | Allocated Car Parking | Long Remaining Lease |

We are delighted to offer for sale this one bedroom, character, first floor apartment located a short walk from the town centre and railway station, with delightful views across the cricket ground and Keep Hill woods beyond. The property is heated by electric heating and has double glazed windows with fitted day and night blinds in the lounge, and electric roller blinds in the bedroom, a modern fitted kitchen with integral cooker, built-in washing machine and dishwasher, modern white bathroom suite, secure entry phone system, well maintained communal gardens and allocated parking. Held on a long lease, this property is ideal for a first-time buyer or investment purchaser.

Price... £214,500

Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	64
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated in a popular location close to the Rye Park and overlooking the cricket ground and within a level walk of the town centre and all of its amenities including; mainline railway station to London with 25 minute fast trains, selection of large supermarkets, department stores and restaurants. Public transport in the way of buses run close by and convenient M40 motorway access at J4.

DIRECTIONS

In an approach from High Wycombe center, leave on the A40 London Road towards London. At the roundabout continue straight over and Perry car garage will be on your left, turn left here, but stick to the right-hand side which will lead upwards at the top turn right and you will be in the car park for 123 London Road; The property is accessed via the left-hand door at the front of the building.

ADDITIONAL INFORMATION

Leasehold; 101 Years remaining: Service Charge; £1487.00 per annum: Ground Rent; £375.00 per annum.

COUNCIL TAX

Band B

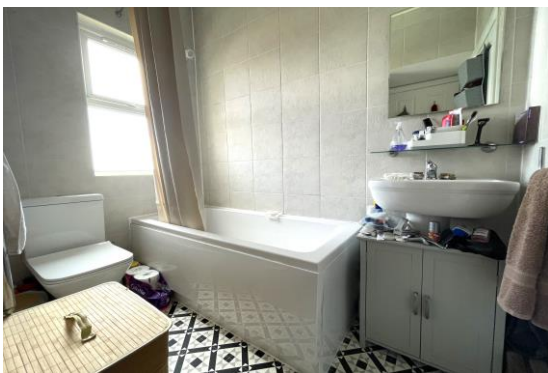
EPC RATING

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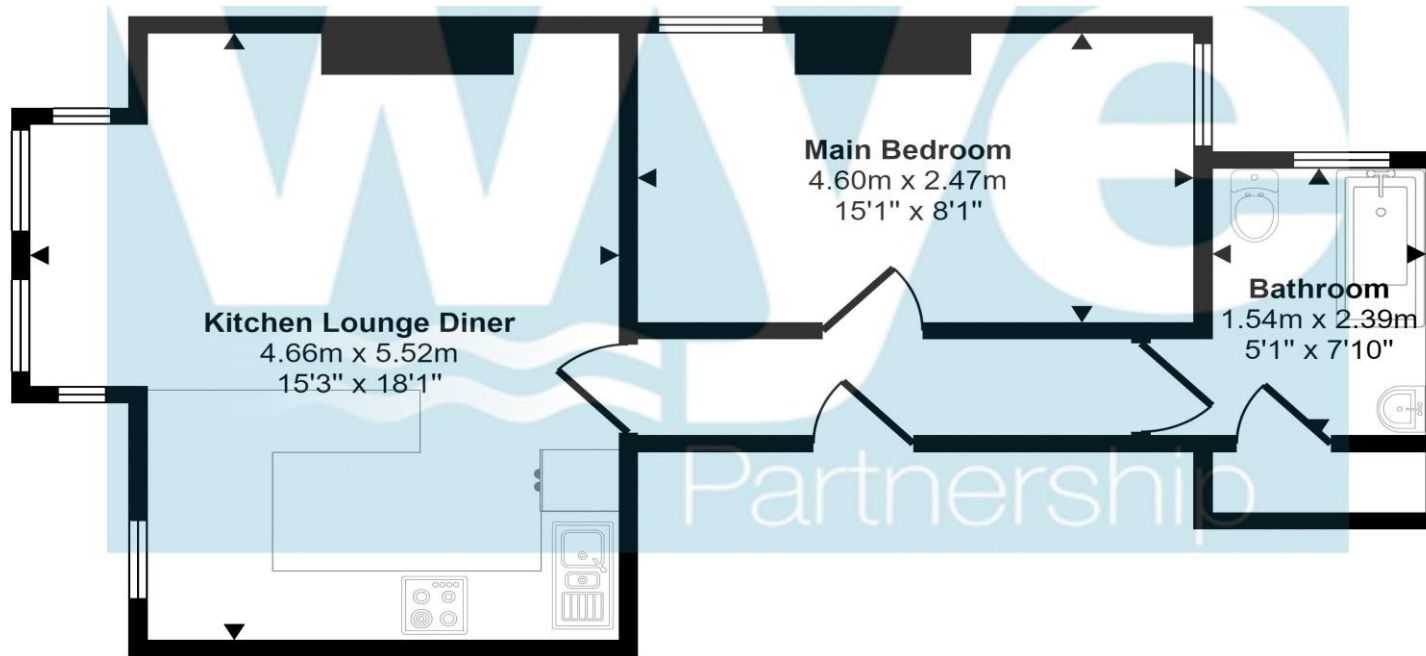
MORTGAGE

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.



Approx Gross Internal Area
45 sq m / 484 sq ft



Floorplan

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