A photograph of a three-story brick house with a gabled roof. The house has a mix of brickwork and ivy on the left side. It features several windows with white frames and small balconies. A black door is visible on the ground floor. The house is surrounded by lush greenery and a clear blue sky with scattered clouds.

Brambleside, High Wycombe, Buckinghamshire, HP11 1LE

We are delighted to offer for sale this two first floor apartment in a small block (only 3 flats) situated in a popular residential area to the east side of High Wycombe.

Communal Entrance Hall | Stairs To First Floor Landing | Front Door | Entrance Hall With Built In Wardrobes And Storage Cupboard | Good Size Lounge/Dining Room | Modern Refitted Kitchen | Two Double Bedrooms | Modern White Bathroom Suite | Gas Central Heating To Radiators | Double Glazed Windows | Allocated Parking | Long Lease Remaining | Low Charges | Popular Residential Area | Close To Retail Park, M40 And Open Countryside |



We are delighted to offer for sale this two bedroom, first floor apartment in a small block (only 3 flats), situated in a popular residential area to the east side of High Wycombe. The property is heated by gas central heating to radiators, has double glazed windows, a modern refitted kitchen, bathroom, two double bedrooms and good size lounge/dining room. Externally there are well maintained communal gardens and allocated parking. Long Lease and low ground rent. Early viewing advised.

Price... £225,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION

In a cul-de-sac approximately 2.5 miles East of High Wycombe centre which provides 25-minute London Marylebone trains as well as direct links to Oxford and Heathrow. Frequent buses operate along the A40 London Road which is just a short walk as is the large Kingsmead Park, home to High Wycombe Rugby Club. Surrounding countryside are close by and the M40 is within five minute's drive.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two mini-roundabouts and then straight through four sets of traffic lights. Take the next left onto Hammersley Lane and then take the first right into Brambleside and then the first right again, the property is on your left.

ADDITIONAL INFORMATION

Leasehold: 148 Years remaining: Service Charge; £425.00 Per annum: Ground Rent; £50.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

D

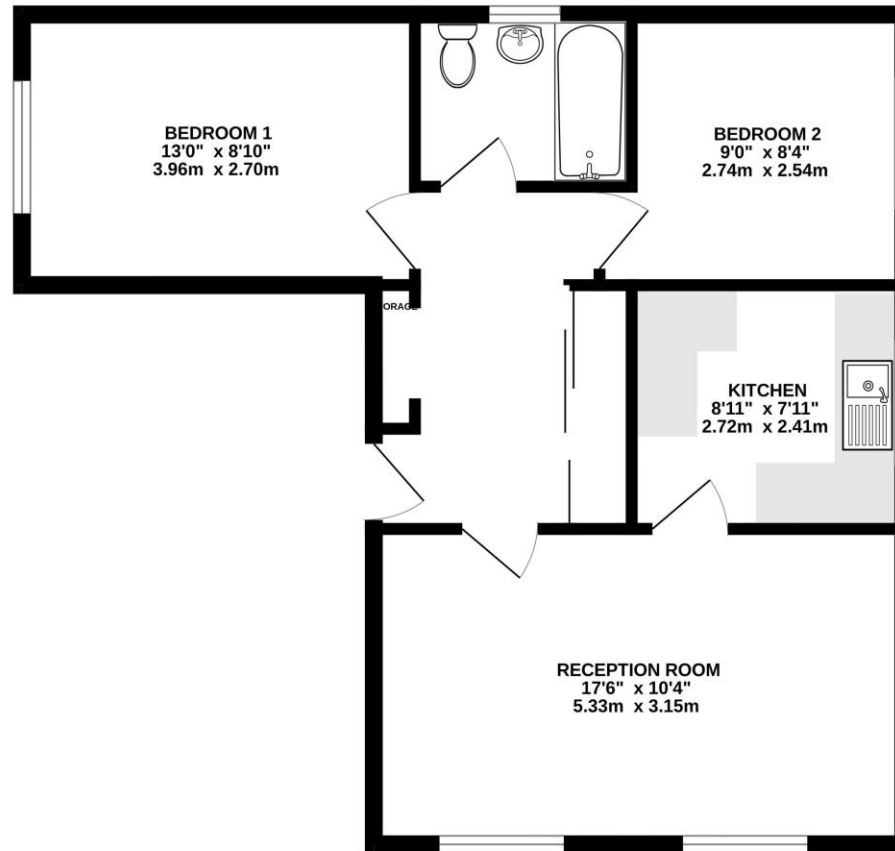
MORTGAGE

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
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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.
Made with Metroplan 12/2024.



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The **wye** Partnership