



Princes Gate, High Wycombe, Buckinghamshire, HP13 7WZ

A well-presented two-bedroom top floor apartment located in a highly regarded residential development close to the town centre.

| Top Floor Apartment | Short Walk To Train station | Communal Entrance | Entrance Hall | Spacious Living Room | Kitchen | Two Bedrooms | Bathroom | Double Glazing | Electric Heating | Allocated Parking | Communal Gardens And Play Area | No Onward Chain |

A well-presented top floor apartment in a popular development within a short walk of the town centre and train station. Close to The Rye Park and offering far reaching valley views the accommodation briefly comprises; communal entrance, entrance hall, spacious living room, kitchen, two bedrooms, bathroom, double glazing, electric heating, allocated parking, Communal Gardens and Play Area. No onward chain.



Price... £214,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	73	79
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Part of the Princes Gate development that has proven consistently popular. Priestley Court is pleasantly located in a cul-de-sac on the edge of the development, about ten minutes' walk from 25-minute London Marylebone trains. The A40 is close, along which operate frequent Heathrow buses and services into High Wycombe centre, under a mile away. The 50-acre Rye Park flanks part of the A40 and is an easy walk. Junctions 3 and 4 of the M40 are less than ten minutes drive.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 London Road, towards London. Pass the Rye Park on the right and at the roundabout turn left into Gordon Road. Turn first right into Princes Gate and follow this road straight on until the small T junction. Turn right and Priestley Court is on the left.

ADDITIONAL INFORMATION

Leasehold; 101 Years remaining: Service Charge; £1068.00 Per annum: Ground Rent; £150.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

C

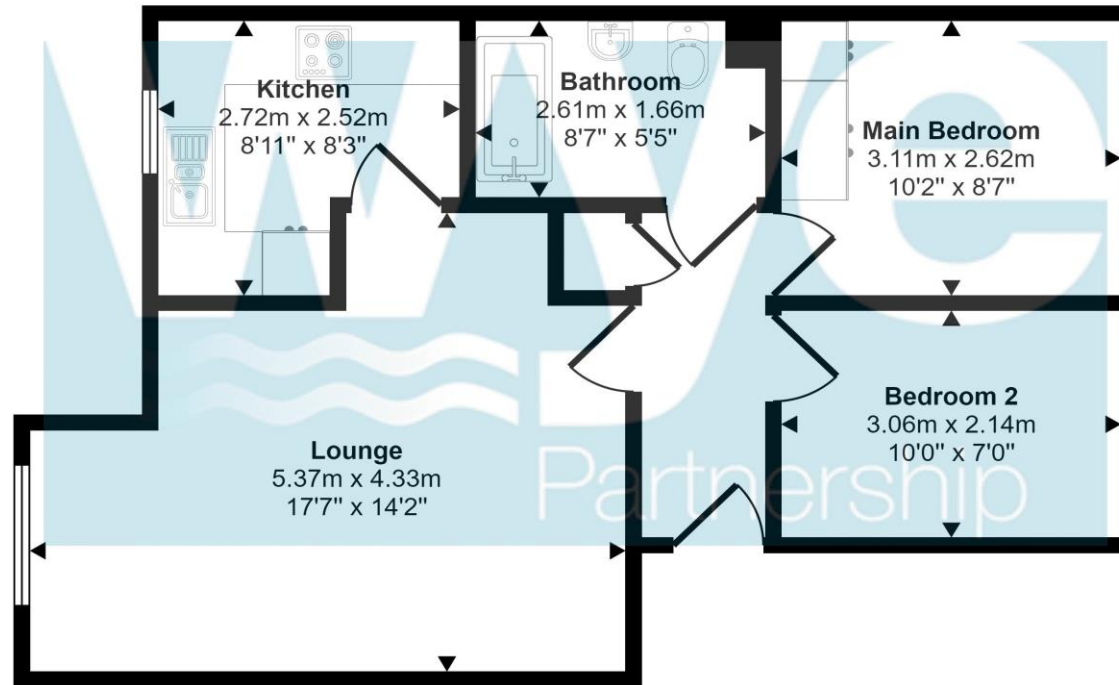
MORTGAGE

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 upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
51 sq m / 546 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.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership