



Corporation Street, High Wycombe, Buckinghamshire, HP13 6BF

We are delighted to offer for sale this immaculate two-bedroom first floor apartment situated in a high-quality conversion in the heart of the town centre.

Covered Porch | Secure Entry Phone System | Well Maintained Communal Hallway | Lift Access To All Floors | front Door | Entrance Hall | Light And Airey Lounge/Dining Room | Open Plan Fitted Kitchen Including Appliances | Two Bedrooms | Family Bathroom | En-Suite Shower Room To Master Bedroom | Secure Gated Under Cover Parking | High Quality Conversion In Heart Of The Town Centre | Modern Electric Heating | Double Glazed Windows |

We are delighted to offer for sale this immaculate two-bedroom first floor apartment situated in a high-quality conversion in the heart of the town centre. The property is presented in excellent order throughout, it has modern electric slimline heating, sealed unit double glazed windows, a modern open plan fitted kitchen including appliances, two bedrooms, modern family bathroom and quality en-suite shower room. The development itself has a secure entryphone system, well maintained communal areas, lift access to all floors and secure gated covered parking. Located in the centre of the town all facilities including the main line railway station are just a few minutes' walk away.

Price... £265,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(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

Located in the town centre. The station, with 25 minute London Marylebone trains and a fast service to Birmingham, is just 2/3 minutes' walk....Frequent Heathrow buses operate from the town centre and junction 4 of the M40 is less than a mile....The new Handy Cross Hub is a similar distance and will provide extensive national and local coach and bus services....Contrastingly, the 50 acre Rye park is just 5 minute walk and Hughenden Park is reached in 15 minutes on foot.

DIRECTIONS

Curtis House is situated in Corporation Street which is off the High Street in the town centre.

ADDITIONAL INFORMATION

Leasehold; 118 Years remaining: Service Charge; £1750.00 Per annum: Ground Rent; £285.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

D

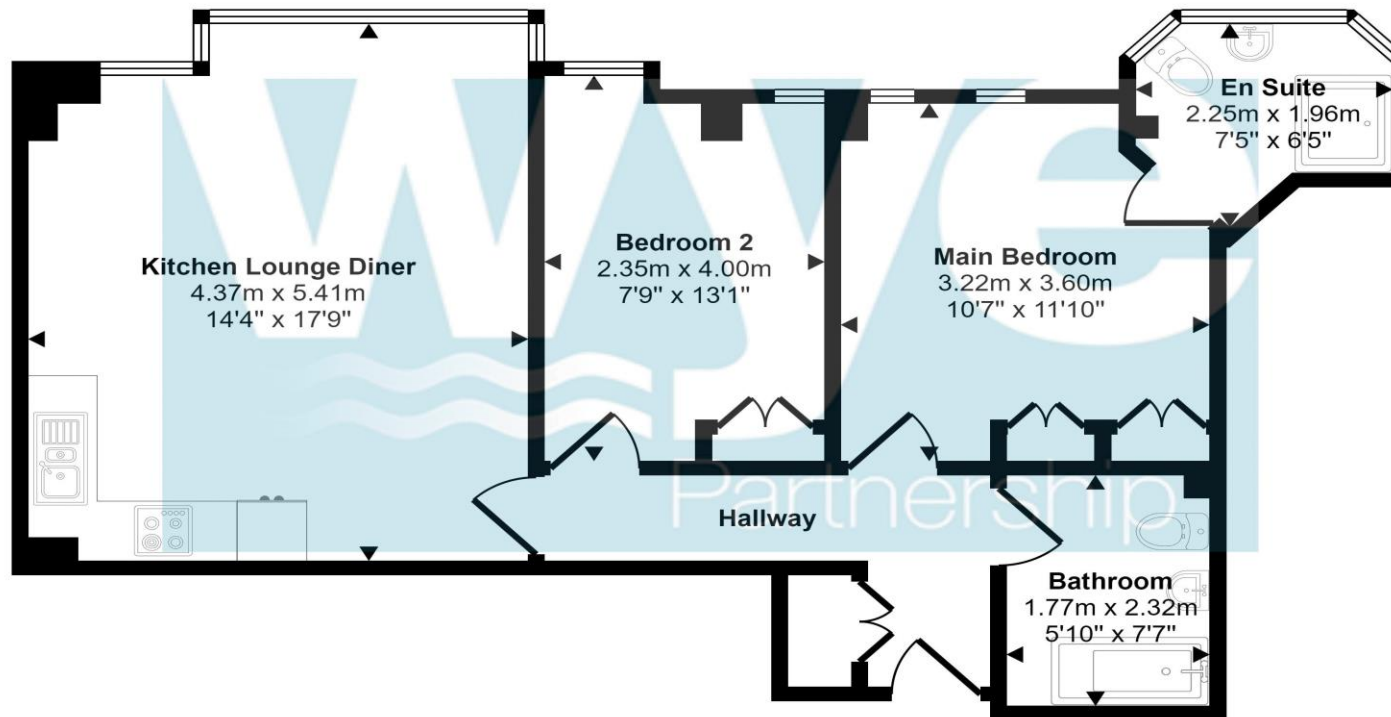
MORTGAGE

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

Approx Gross Internal Area
58 sq m / 628 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