



Drake Court, Mallard Place, High Wycombe, Buckinghamshire, HP11 1HG



*A very well presented two-bedroom apartment situated in a highly regarded residential development a short walk from Kingsmead.*

Secure Entry Phone System | Communal Entrance Hall | Private Entrance Hall | Hallway Storage | Lounge/Dining Room | Modern Refitted Kitchen With Premium Integrated Appliances | Two Bedrooms | Modern White Bathroom | En Suite Shower To Master | Direct Access To Communal Gardens | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Allocated Car Parking | Long Lease | Parkland Walks On The Doorstep | Good Access To Junction 3 of M40 | Excellent Order Throughout | No Upper Chain |

A very well presented two-bedroom apartment situated in a highly regarded residential development a short walk from Kingsmead. The property is heated via gas central heating to radiators, has double glazed windows and doors, hallway storage, a modern refitted kitchen which includes premium integrated appliances, a modern fitted bathroom and ensuite shower room, allocated car parking and direct access to a communal but rarely used rear garden from the lounge. Presented In excellent decorative order throughout the property has a long remaining lease and is to be sold with no upper chain.

**Price... £260,000**

Leasehold

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





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## LOCATION

Located around 2.5 miles to the favoured east side of Wycombe centre the property is ideally located for local shops and facilities as well as enjoying the benefit of acres of open parkland directly opposite Mallard Place. Junction 3 of the M40 motorway is a short drive away and the property is on a bus route into the town centre which has a wide array of shopping, schooling and leisure facilities as well as a mainline railway line providing access to London Marylebone in under half an hour.

## DIRECTIONS

Leave High Wycombe on the A40 London Road, continue for approximately a mile and a half. On reaching the multiple sets of traffic lights at the retail park, turn right at the third set into Abbey Barn Road. Proceed for some distance, bear round the sharp left-hand bend into Kingsmead Road and continue for approximately three quarters of a mile turning right into Mallard Place and Drake Court can be found on the left-hand side, identified by a Wye Residential for sale board opposite Mallard Place.

## ADDITIONAL INFORMATION

Leasehold; 106 Years remaining: Service Charge; £2713.79 Per annum: Ground Rent; £200.00 Per annum.

## COUNCIL TAX

Band C

## EPC RATING

C

## MORTGAGE

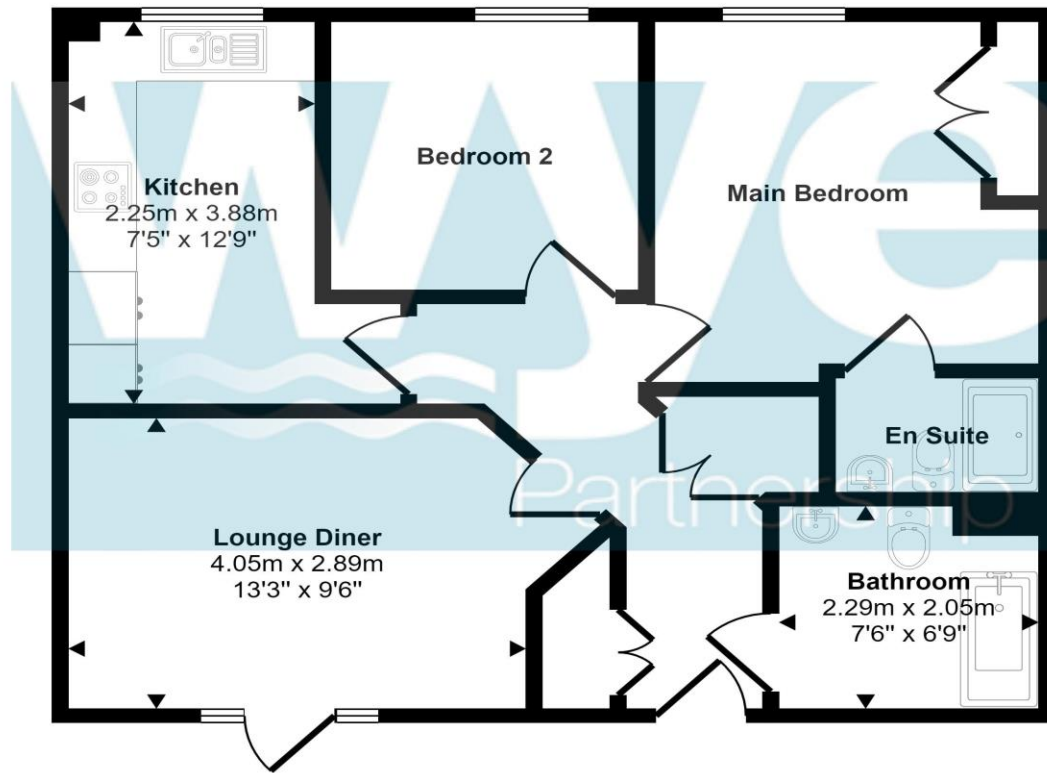
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
60 sq m / 651 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