



65 Linchfield, High Wycombe, Buckinghamshire, HP13 7QH - £139,950

One bedroom first floor apartment with no onward chain, located just to the North East of High Wycombe town centre.

One Bedroom First Floor Apartment | Secure Entry Phone System | Gas central Heating To Radiators | Double Glazed Windows | Fitted Kitchen | Bathroom | Lounge | Bedroom | On Site Residents Parking | Internal Storage | Low Charges | Vacant | No Upper Chain | We Hold Keys

We are pleased to offer to the market this one bedroom first floor apartment, ideally located to the North East of High Wycombe town centre. The apartment is vacant with no onward chain and would make an ideal first or investment purchase. The property is accessed via a secure entry phone system, is heated via gas central heating to radiators and has double glazed windows, a fitted kitchen with separate lounge, bathroom and bedroom. There is also a large storage area off the inner hallway.

Price... £139,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(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 1.1 miles away from the town centre with extensive amenities including frequent Heathrow buses....The station with 25 minute London Marylebone trains is a stones throw as are local shops and buses pass the door. The 50 acre Rye park is a 10 minute walk and two M40 junctions are 5-10 minutes drive. Town centre amenities include the Swan Theatre, Eden Shopping centre with it's numerous shops, library and restaurants.



DIRECTIONS

From our office in Crendon Street, ascend the hill turning right just after the station into Totteridge Road. Proceed along Totteridge Road and pass through the traffic lights and ascend the hill on the other side. On reaching the top of the hill turn right into Wingate Avenue and then take the second turning in your right into Hillary Road, the property is on your right.

ADDITIONAL INFORMATION

Leasehold: 90 Years remaining: Ground Rent; £10.00 per annum: Service Charge; £840.00 per annum

COUNCIL TAX

Band A

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

Floorplan To Follow