



St. Hughs Avenue, High Wycombe, Buckinghamshire, HP13 7TZ

In our opinion a well presented one bedroom ground floor apartment situated in a popular residential development on the East Side of High Wycombe.

| Secure Entryphone System | Communal Entrance Hall | Front Door | Entrance Hall | Good Size Lounge/Dining Room | Modern Fitted Kitchen | Double Bedroom | Modern White Bathroom Suite | Gas Central Heating To Radiators | Double Glazed Windows | Good Size Balcony With Far Reaching Valley Views | Allocated Parking | Popular East Side Location | Good Condition Throughout | Extended Lease |

In our opinion a well-presented, one-bedroom, ground floor apartment situated in a popular residential development on the East side of High Wycombe. This good size apartment has been well-maintained and is offered with gas central heating to radiators, sealed unit double glazed windows, a modern fitted kitchen, modern white bathroom, good size bedroom, a spacious living room and balcony with far reaching valley views to the front. Externally there is off-road parking plus additional visitors parking spaces. To be sold with an extended lease we advise early viewing of this most pleasant apartment.

Price... £190,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	79	79
C		
(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

Approximately 1.2 miles from High Wycombe centre with local shops and buses into the town pass close by. Town centre offering 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large 'Kingsmead' and 'Rye' parks about a 5-minute drive. Two M40 junctions are less than ten minutes drive.

DIRECTIONS

From the town centre ascend the A404 Amersham Hill and continue to the top and at the second mini-roundabout turn right into Totteridge Lane. Continue along Totteridge Lane over two mini-roundabouts, at the third roundabout turn left into Hicks Farm Rise. Follow the road down and take the first turning on the right into St Hughes Avenue where the property can be found on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 172 Yrs remaining; Service Charge; £2071.32 Per annum. We are advised that there is no Ground Rent.

COUNCIL TAX

Band B

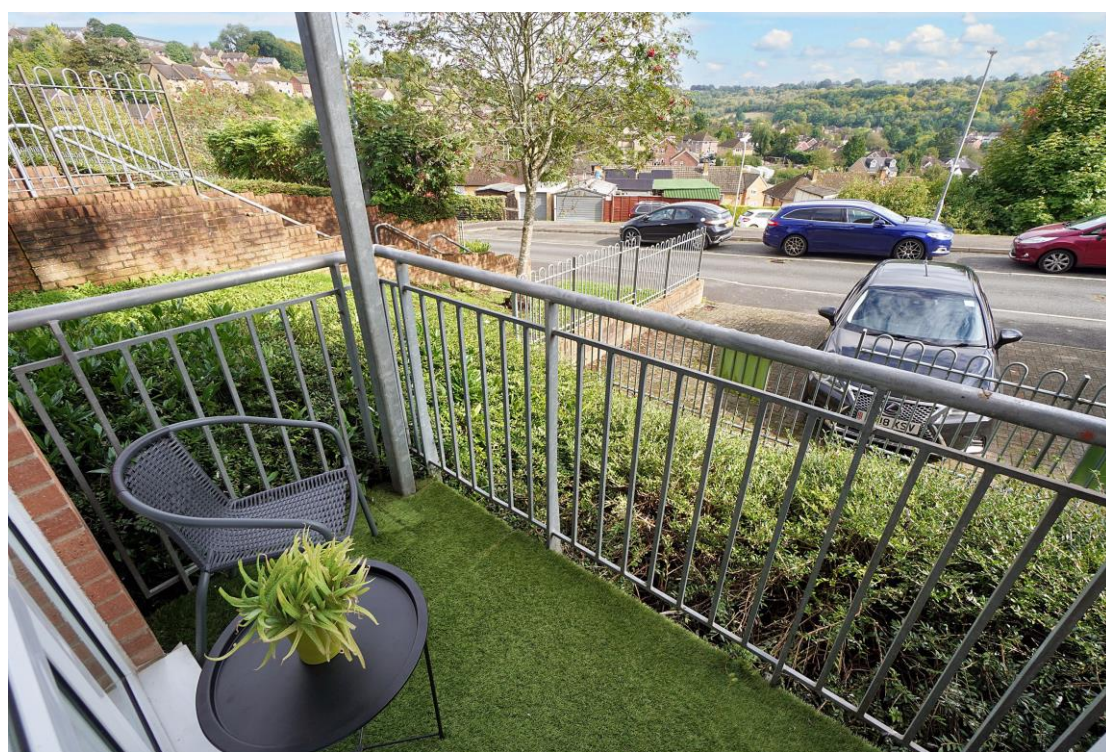
EPC RATING

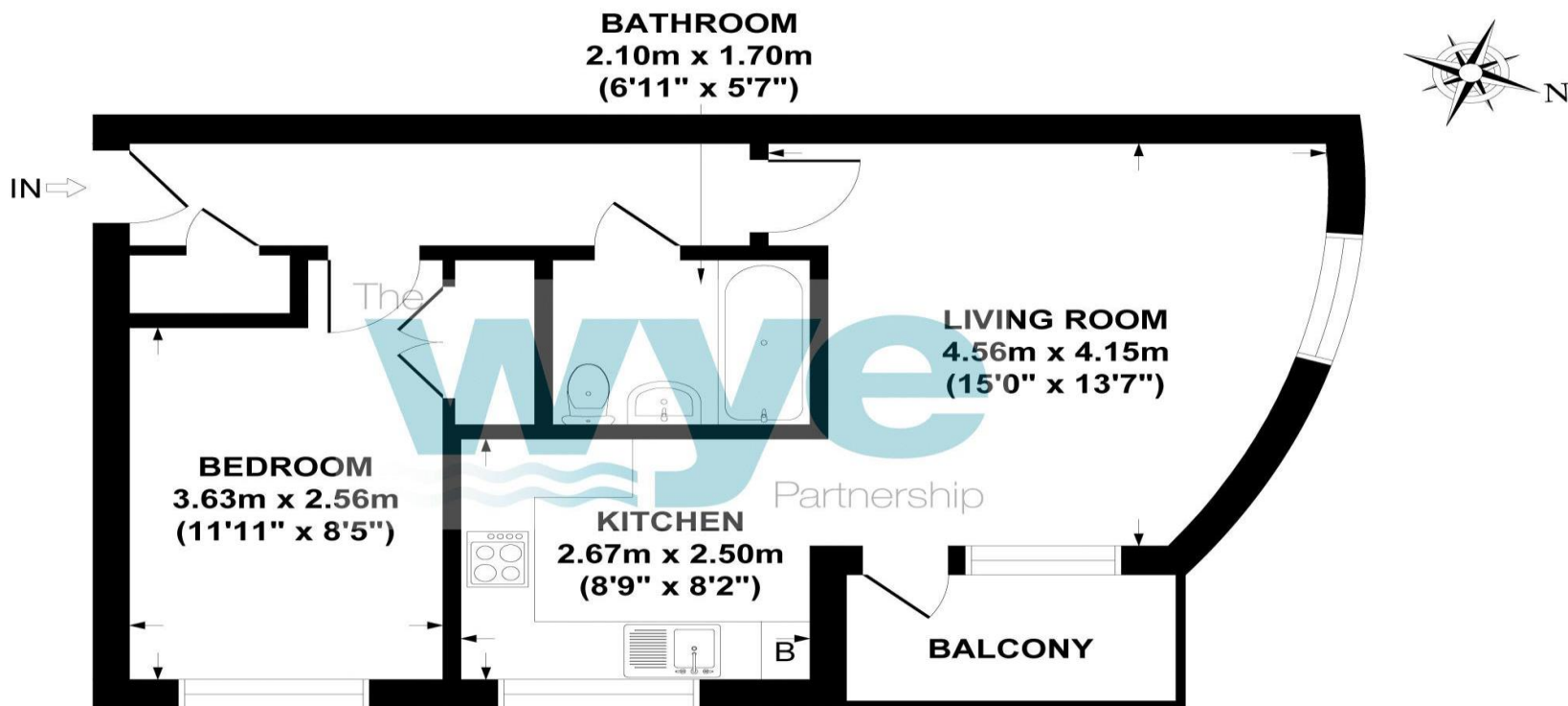
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MORTGAGE

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.





**GROSS INTERNAL
FLOOR AREA 47 SQ M / 504 SQ FT**

**ST. HUGHS AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7TZ
APPROX. GROSS INTERNAL FLOOR AREA 47 SQ M / 504 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership