



Abercromby Avenue, High Wycombe, Buckinghamshire, HP12 3BH

A well presented one bedroom first floor apartment in a gated development to the South West of High Wycombe.

| A Well presented First Floor Apartment | Gated Development | South West of High Wycombe | Entrance Hall, Living Room | Kitchen | Double Bedroom | Bathroom | Double Glazing | Electric Heating | Large Residents Car Park | Share of the Freehold |

A well presented first floor apartment situated in a gated development to the South West of High Wycombe. Within walking distance of the town centre and benefitting from a share of the freehold the accommodation briefly comprises; communal entrance, entrance hall, living room, kitchen, double bedroom, bathroom, double glazing, electric heating, large residents car park and communal gardens.

Price... £155,000

Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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

The town centre is within walking distance and there are also buses into town close at hand, from where there are 25-minute London Marylebone trains. Frequent Heathrow buses operate from High Wycombe centre bus station. Desborough park/recreation ground is a short walk from the apartment and junction 4 of the M40 is a 5-minute drive.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately a quarter of a mile turning left into Desborough Park Road. Proceed to the traffic lights and turn left into Dashwood Avenue and then take the next turning left into Lindsay Avenue. The car park for Dilwyn Court will be found on the right-hand side.

ADDITIONAL INFORMATION

Share of Freehold: Leasehold; 152 Years remaining: Service Charge; 1st February - 31st December 2024 £1270.18: We are advised that there is no Ground Rent charge.

COUNCIL TAX

Band B

EPC RATING

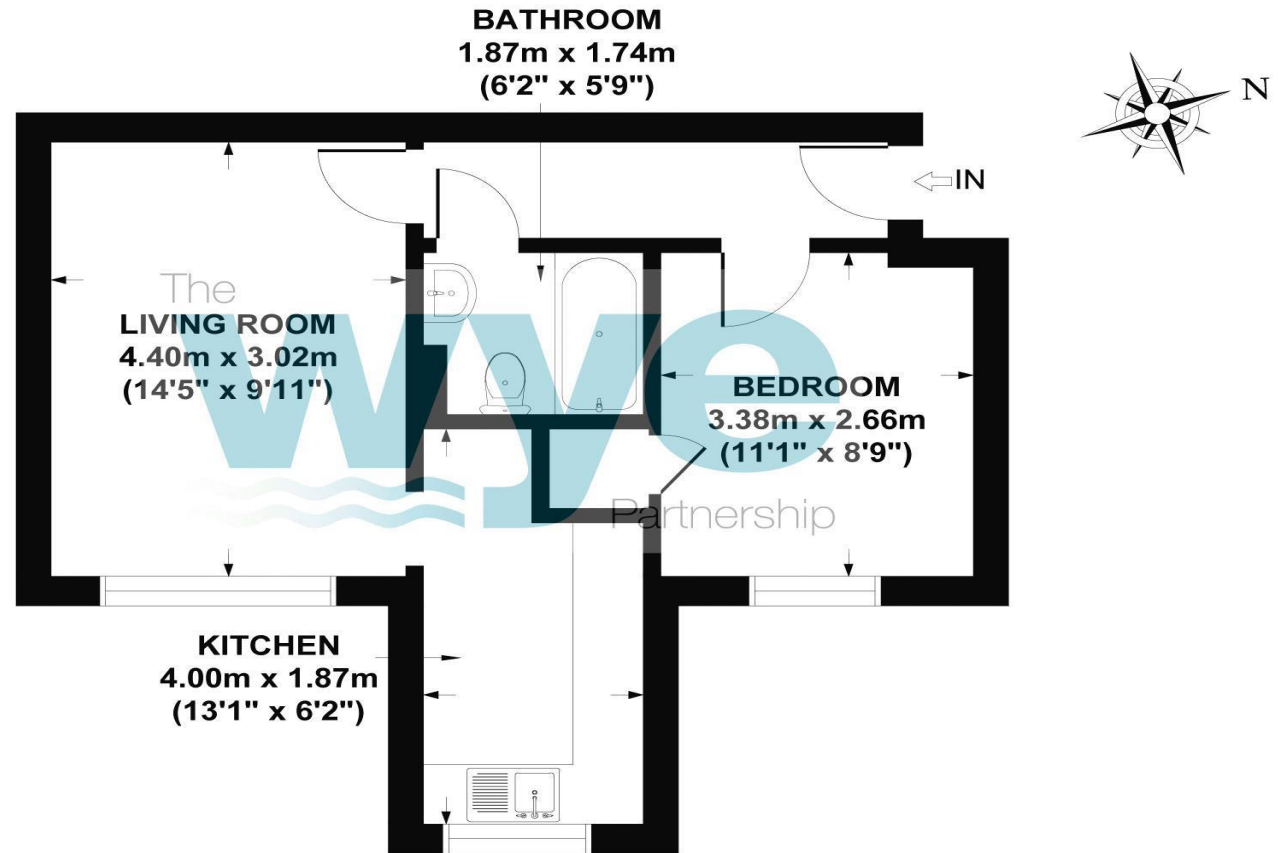
C

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.





**GROSS INTERNAL
FLOOR AREA 38 SQ M / 414 SQ FT**

**DILWYN COURT, HIGH WYCOMBE, HP12 3BH
APPROX. GROSS INTERNAL FLOOR AREA 38 SQ M / 414 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership