



Peatey Court, High Wycombe, Buckinghamshire, HP13 7AY

A well-presented one bedroom second floor apartment in this highly regarded residential development close to the town centre.

Secure Entry Phone System | Communal Entrance Hall | Front Door | Entrance Hall | Large Living Room | Kitchen | Double Bedroom | Bathroom | Double Glazed Windows With South Facing Views | Electric Heaters | Allocated Parking | Well Maintained Communal Gardens | Popular Development Within Walking Distance Of Town Centre And Railway Station | Ideal Investment Or First Time Purchase | No Onward Chain |

A well presented second floor apartment in a popular development within walking distance of the town centre and train station. Offered to the market with no onward chain the accommodation briefly comprises; communal entrance, entrance hall, spacious living room, bedroom, kitchen, bathroom, double glazing, electric heating, allocated parking, well maintained communal gardens.

Price... £185,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	82	83
(69-80)		
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

Just under a mile East of the town, part of a popular development, an approximate 10-minute walk from 25-minute London Marylebone trains. Local shops are a short walk as are buses to the centre. Frequent Heathrow buses operate along the A40 London Road, an easy walk, as is the 50-acre Rye park. Two M40 junctions are 5-6 minute drive.

DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the first roundabout turn left into Gordon Road. Proceed for a short distance turning right at the first set of traffic lights. Take the first turning left and then immediately right into Peatey Court. The property will be found a short way along on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 102 Years remaining: Service Charge; £941.26 Per annum: Ground Rent; £150.00 Per annum.

COUNCIL TAX

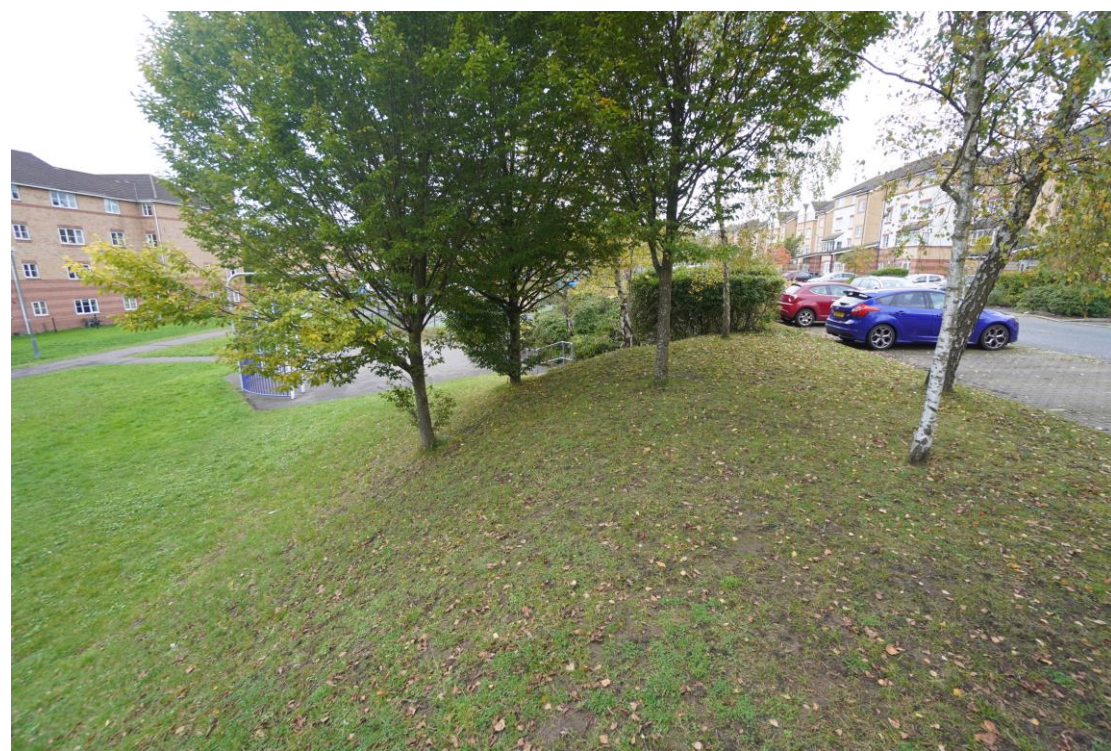
Band B

EPC RATING

B

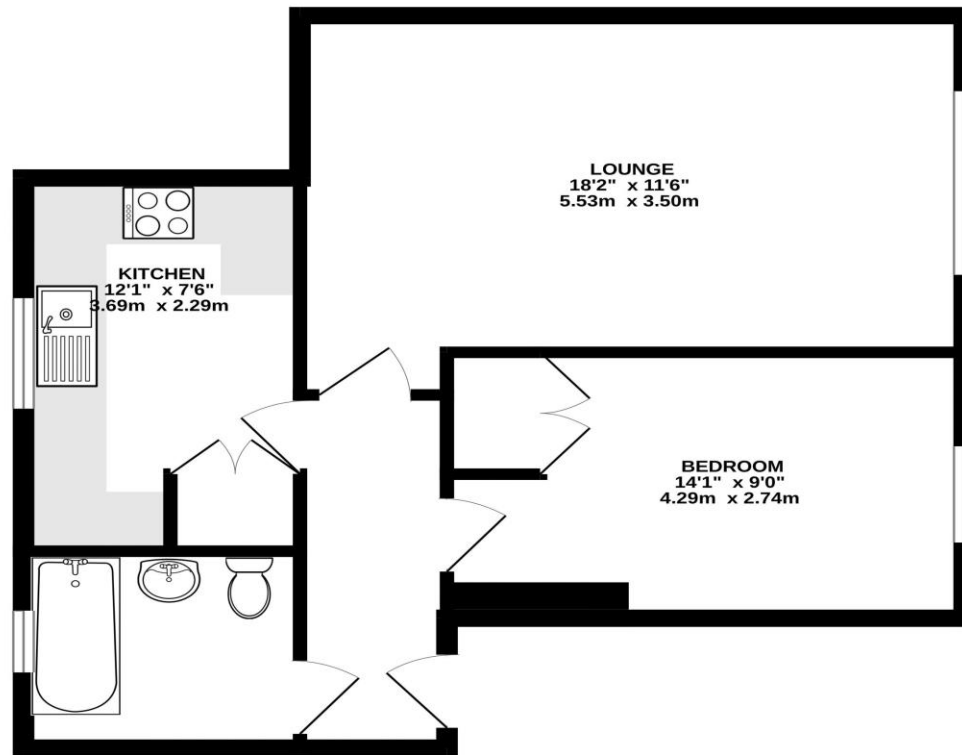
MORTGAGE

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.

522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership