



Mallard Place, High Wycombe, Buckinghamshire, HP11 1HG



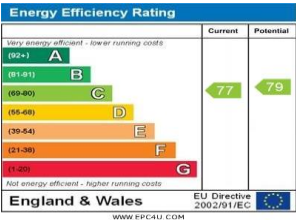
*We are delighted to offer for sale this very well-presented two-bedroom ground floor apartment situated in a small highly regarded development on the east side of Wycombe a short walk from Kingsmead.*

Secure Entry Phone System | Communal Entrance Hall | Private Entrance Hall | Hallway Storage | Good Size Lounge/Dining Room | Modern Refitted Kitchen With Integrated Appliances | Two Bedrooms | Modern White Bathroom | En Suite Shower To Master | Gas Central Heating To Radiators | Double Glazed Windows | Allocated Car Parking Plus Additional Visitors Provision | Long Lease | Parkland Walks On The Doorstep | Good Access To Junction 3 of M40 And Wycombe Retail Park | Excellent Order Throughout | Early Viewing Advised | Long Lease |

We are delighted to offer for sale this very well-presented, two-bedroom ground floor apartment situated in a small highly regarded development on the east side of High Wycombe a short walk from Kingsmead Park. The property has been well-maintained by the current sellers, is heated by gas central heating to radiators, has double glazed windows, a modern fitted kitchen, modern family bathroom and en-suite shower room. Externally there is allocated parking plus an additional visitor's space, and rarely used well maintained, communal gardens. The location is second-to-none being close to Junction 3 of the M40 and Wycombe retail park and yet directly opposite Kingsmead recreation ground. Early viewing advised.

## Price... Offers in Excess of £250,000

Leasehold





### 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; £2713.00 Per annum: Ground Rent; £200.00 Per annum.

### COUNCIL TAX

Band C

### EPC RATING

C

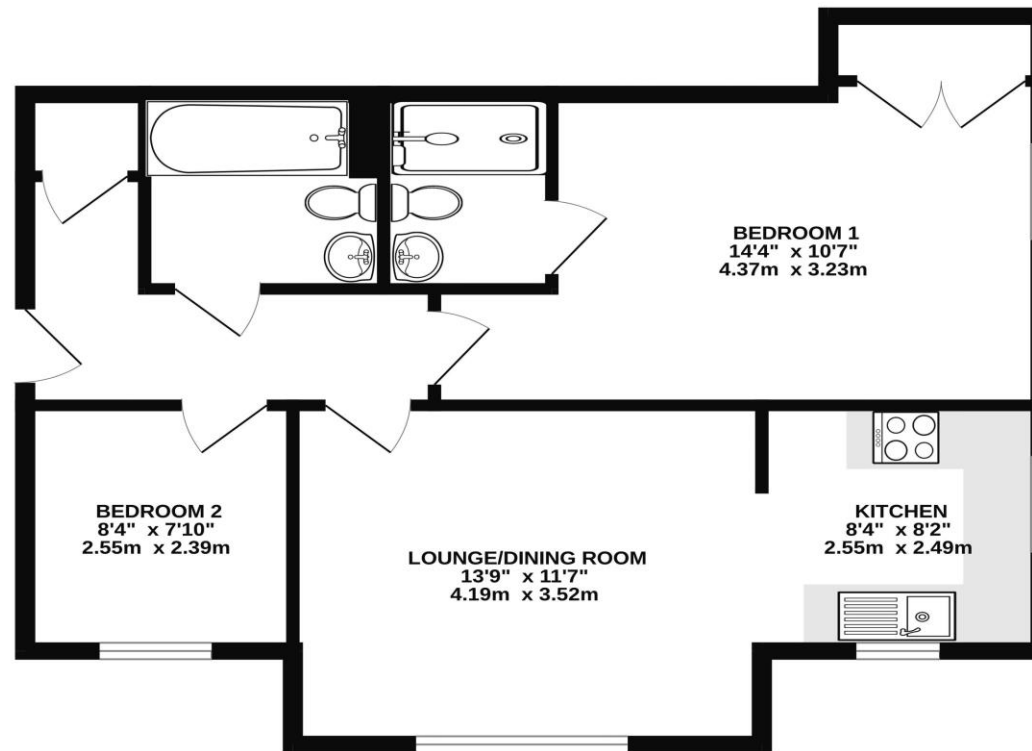
### MORTGAGE

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.*



GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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The **wye** Partnership