



**The Pentlands, High Wycombe, Buckinghamshire, HP13 7PB**



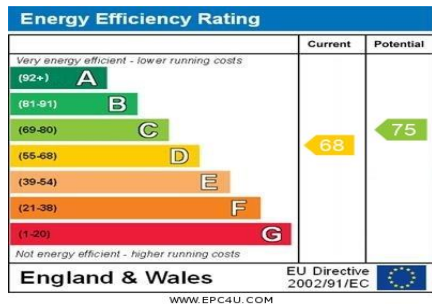
*A well-presented two-bedroom first floor apartment situated in a small private development on the East Side of High Wycombe close to junction 3 of the M40 and the retail park.*

Communal Entry Phone System | Communal Entrance Hall | Entrance Hall | Lounge/Dining Room | Kitchen | Two Bedrooms | Bathroom | Allocated Car Parking | First Floor | Electric Heating | Double Glazing | Secure Entry Phone System | Popular East Side Of Town | Short Drive To Junction 3 Of M40 |

A well presented two-bedroom first floor apartment situated in a small private development on the East side of High Wycombe close to junction 3 of the M40 and the retail park. Heated via electric night storage heaters the property has double glazed windows, security entry phone system, good size lounge/dining room, fitted kitchen, two good size bedrooms and white bathroom suite. Externally the property enjoys well-maintained communal gardens, has allocated parking to the front plus additional spaces for guests.

**Price... £220,000**

Leasehold





### LOCATION

In a cul-de-sac approximately 2.5 miles East of High Wycombe centre which provides 25-minute London Marylebone trains as well as direct links to Oxford and Heathrow. Frequent buses operate along the A40 London Road which is just a short walk as is the large Kingsmead Park, home to High Wycombe Rugby Club. Surrounding countryside are close by and the M40 is within five-minutes drive.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two mini-roundabouts and through four sets of traffic lights. At the next set of traffic lights turn left into Hammersley Lane and take the first turning on the left into The Pentlands. At the end of the cul-de-sac on the right-hand side number 30 can be found at the rear of the left-hand block.

### ADDITIONAL INFORMATION

Leasehold; 981 Years remaining; Service Charge; £1392.00 Per annum: We are advised there is no Ground Rent charge.

### COUNCIL TAX

Band C

### EPC RATING

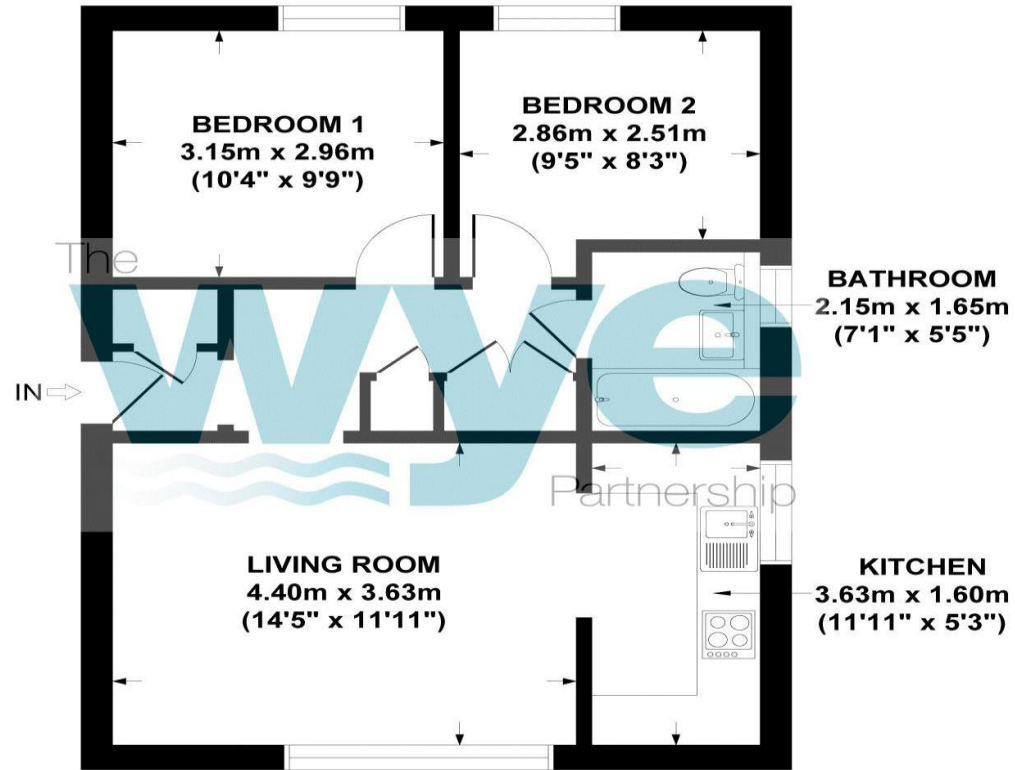
D

### 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 53 SQ M / 570 SQ FT**

**THE PENTLANDS HIGH WYCOMBE, HP13 7PB  
APPROX. GROSS INTERNAL FLOOR AREA 53 SQ M / 570 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