



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



*In our opinion a well presented one-bedroom top floor apartment situated in a popular residential development on the East side of High Wycombe.*

Secure Entryphone System | Communal Entrance Hall | Stairs To Top Floor Landing | Front Door | Entrance Hall | Good Size Lounge/Dining Room | Modern Fitted Kitchen | Double Bedroom With Built In Wardrobes | 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 | No Upper Chain |

In our opinion a well-presented one-bedroom top 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 with built-in wardrobes 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 no upper chain we suggest early viewing of this excellent top floor apartment.

**Price... £185,000**

Leasehold

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

Location Facts: 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 Klngsmead and Rye parks about a 5-minute drive. Two M40 junctions are less than ten minutes drive.

## DIRECTIONS

Leave High Wycombe on the A40 London Road, continue for approximately half a mile turning left at the second roundabout into Hatters Lane. Ascend the hill and as the road levels, turn right at the church into Windrush Drive, proceed to the end of the road and turn left at the T junction into St Hughs Avenue. Kibbles Court will be found on the left.

## ADDITIONAL INFORMATION

Leasehold; 82Years remaining: Service Charge & Ground Rent; £101.64 Per Month.

## COUNCIL TAX

Band B

## EPC RATING

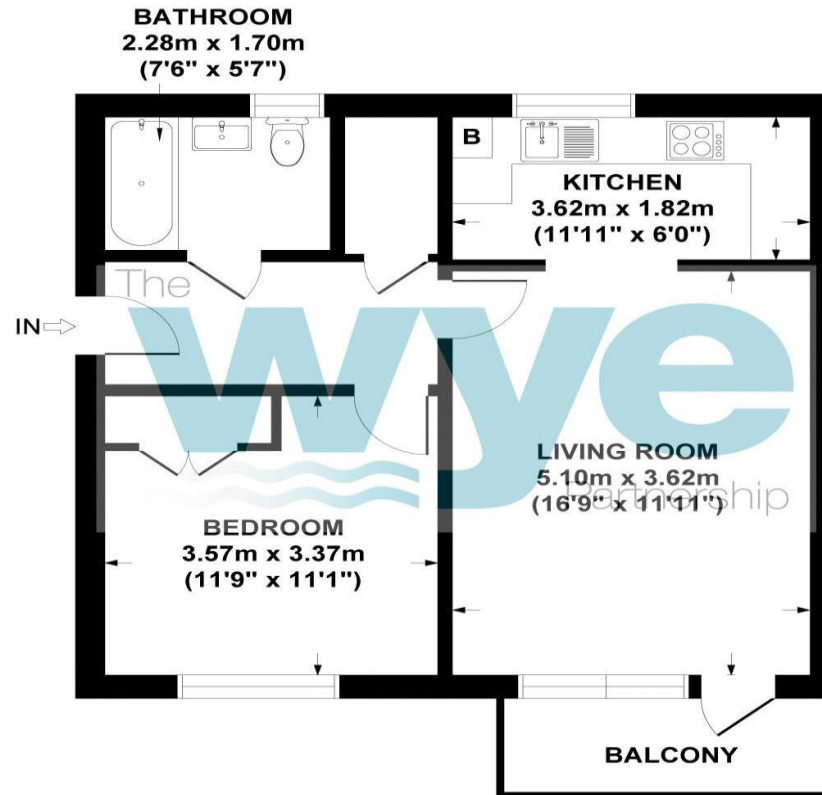
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## MORTGAGE

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 51 SQ M / 549 SQ FT

**KIBBLES COURT, HIGH WYCOMBE, HP13 7TX**  
**APPROX. GROSS INTERNAL FLOOR AREA 51 SQ M / 549 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
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wyeres.co.uk

The **wye** Partnership