

Aspen Road, High Wycombe, Buckinghamshire, HP10 9GF

Beautifully presented two-bedroom, two-bathroom, ground floor apartment on the popular Abbey Barn Park Development.

| Modern Ground Floor Apartment with Own Private Access | Highly Regarded Abbey Barn Park Development by Berkeley Homes | Entrance Hall | Lounge/Dining Room With Luxury Open Plan Fitted Kitchen | Master Bedroom with En Suite Shower Room | Further Double Bedroom | Family Bathroom | Gas Underfloor Heating | Double Glazing | Allocated Parking in Gated Area | Communal Parkland | Viewing Strongly Recommended |

We are delighted to offer this beautifully presented ground floor apartment situated on the popular Abbey Barn Park Development built by Berkeley Homes just one year ago. This apartment, unlike many, has its own private entrance, away from the communal hall, from a gated area and had a number of upgrades when originally purchased which includes granite work surfaces & Amtico flooring in the kitchen and living room. There is an en suite shower room to the master bedroom, a family bathroom and a good size second bedroom, the lounge/dining room is open plan to a luxury fitted kitchen. There is underfloor heating throughout the apartment. The property overlooks parkland to the front and there is allocated parking within a secure gated area. Viewing is recommended.

Price... £375,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	84	84
(81-91) B		
(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

Abbey Barn Park is a new development by Berkeley Homes and is bordered by parkland and wooded copse. The development is situated between High Wycombe and Flackwell Heath with differing levels of amenities and there are also an array of shops and supermarkets all within a short distance. Access to the M40 is close by at junctions 3 or 4 and a mainline rail service is available in High Wycombe town centre which is approximately 1.25 miles away.

DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill and take the first turning left just before the lights into Daws Hill Lane. Continue along Daws Hill Lane towards Flackwell Heath, pass over the first large roundabout at the Pine Trees Development and continue until reaching the next roundabout and turn left into Abbey Barn Lane. Pass under the bridge and then take the first turning left into Aspen Road. Proceed for a short distance and the property will be found on the right. The front door is situated in the gated parking area at the rear.

ADDITIONAL INFORMATION

Leasehold; 997 Years remaining: Service Charge; £1400.00 Per annum approx: We are advised that there is no Ground Rent payable.

COUNCIL TAX

Band C

EPC RATING

B

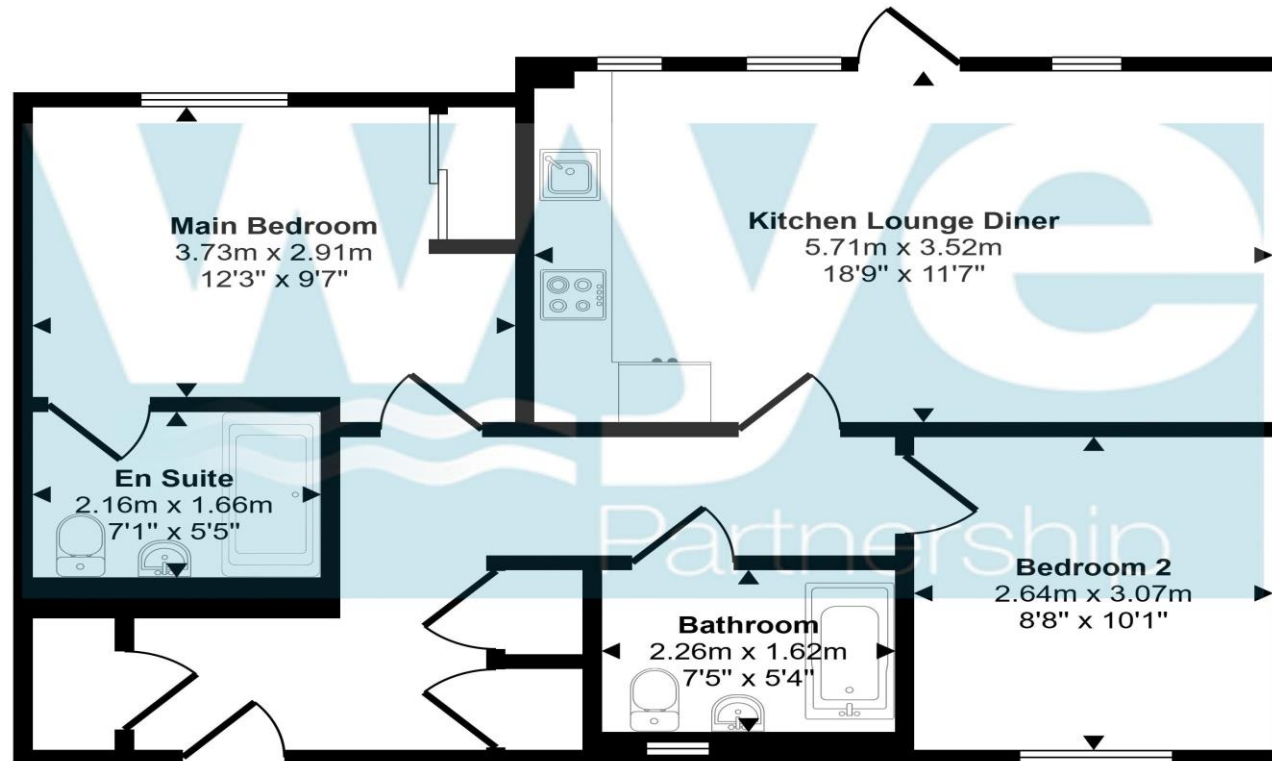
MORTGAGE

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.



Approx Gross Internal Area
63 sq m / 680 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership