

Amersham Hill, High Wycombe, Buckinghamshire, HP13 6HJ

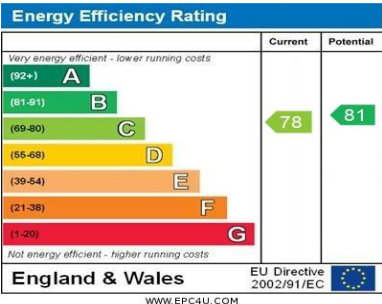
A delightful two-bedroom, split-level town centre apartment with a garage and extended lease.

| Private Entrance Lobby | First Floor Landing | 19' Living/Dining Room | Kitchen | 2nd Floor Landing | Two Bedrooms | Refitted-Bathroom | Gas Radiator Heating | Double Glazing | Garage | Extended Lease 166 Years Remaining | Communal Gardens | No Onward Chain | Vacant Occupancy | No Ground Rent Charge

A spacious, sunny and well-presented maisonette, a short walk from the train station and benefiting from an extended lease and a garage. Perfect for first-time buyers and investors. The property has a private entrance with stairs to the first-floor landing, 19' living/dining room with balcony enjoying south facing views over the valley and a kitchen. To the second floor there are two good size bedrooms and a refitted bathroom. The property has recently fitted carpets, a gas central heating system with a brand new boiler, and double glazing. There are communal gardens surrounding the development. The property benefits from no onward chain and vacant occupancy.

Price... £255,000

Leasehold



LOCATION

Situated just off Amersham Hill within a few minutes walk from High Wycombe station with 25-minute London Marylebone trains. The town centre offers comprehensive shopping and amenities including frequent Heathrow buses. The 50-acre Rye Park is within walking distance and the 60-acre Hughenden Park is less than a mile away. Junction 4 of the M40 is a 5-minute drive.

DIRECTIONS

From our offices in Crendon Street proceed up the hill and turn right into Totteridge Road. Take the next left into Peterborough Avenue and left again into Rectory Avenue. Southbourne House can be found on the right-hand side at the end of the road.

ADDITIONAL INFORMATION

Leasehold, 166 years remaining. Lease expiry date 24/03/2191. We are advised that there is no ground rent payable, and the service charge is currently £140.00 per month.

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

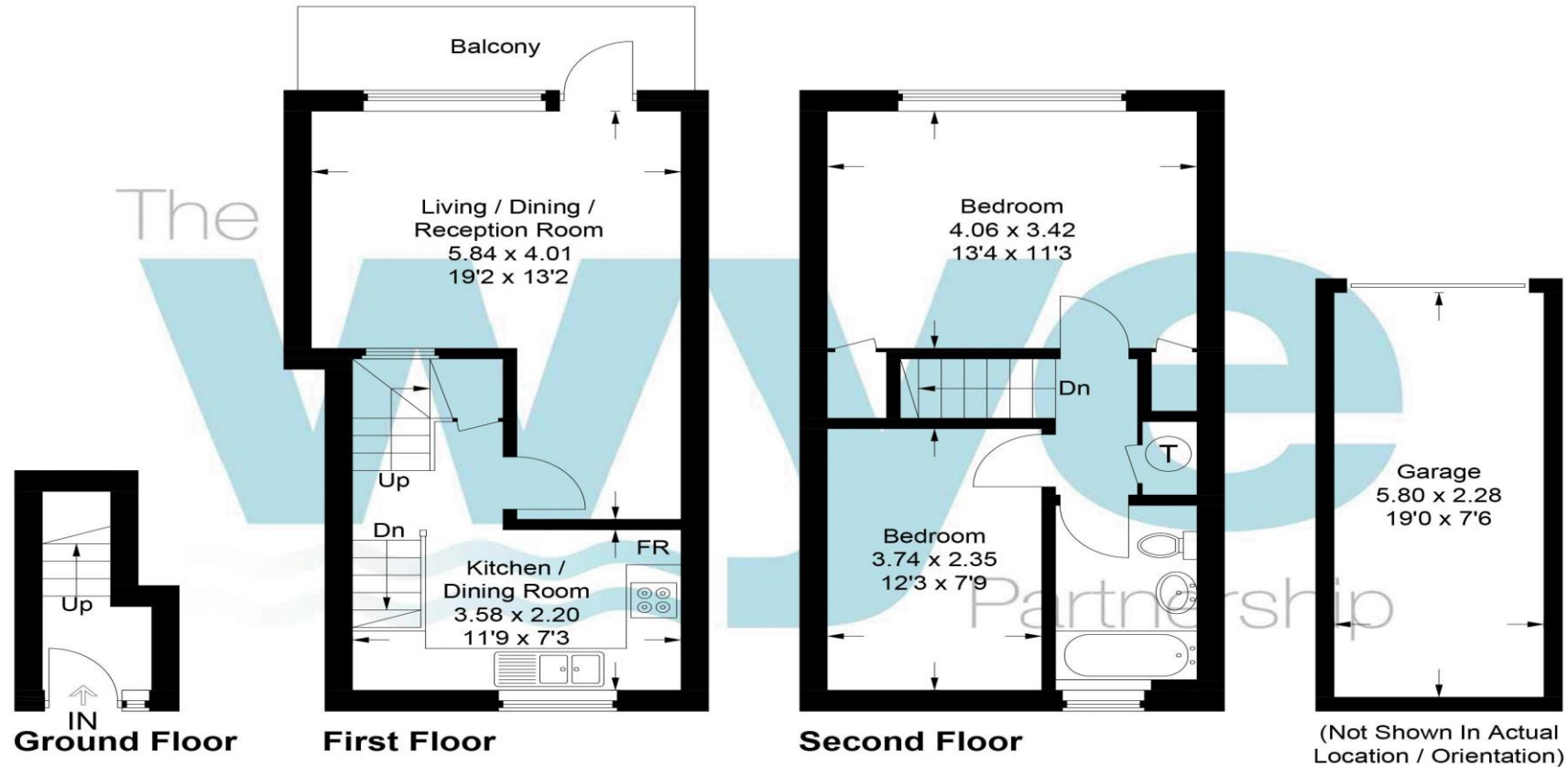
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



15 Southbourne House

Approximate Gross Internal Area
 Ground Floor = 2.8 sq m / 30 sq ft
 First Floor = 31.5 sq m / 339 sq ft
 Second Floor = 33.6 sq m / 362 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 81.2 sq m / 874 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership