

Olympic Way, High Wycombe, Buckinghamshire, HP13 7PR



*A unique and exceptionally spacious ground floor apartment with private garden area.*

| Spacious Ground Floor Apartment | Huge Reception Hallway Unique to this Apartment | Inner Hall | Modern Fitted Kitchen Open Plan to Lounge/Dining Room | Master Bedroom with En-Suite Shower Room | Second Good Size Bedroom | Bathroom | Gas Central Heating and Double Glazing | Private Garden Space Accessed from the Lounge | Parking | Viewing Recommended

We are pleased to offer this large two-bedroom, 2-bathroom, ground floor apartment with its own private enclosed outside space and a huge inner hallway. The property is presented in good decorative order and has a modern fitted kitchen open plan to the sitting/dining room which has doors opening onto the garden area. The master bedroom has a modern en suite shower, there is also a modern bathroom, and the second bedroom is a good size.

**Price... £265,000**

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	87	87
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		





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### LOCATION

Situated close to the A40 at Wycombe Marsh and within easy reach of a variety of shops and supermarkets and public transport to High Wycombe town centre which further provides a wealth of shopping, leisure, hospitality and travel facilities which includes a mainline rail link to London Marylebone. Junction 3 of the M40 motorway is also easily accessible and there are recreational facilities and woodland close by.

### DIRECTIONS

Leave High Wycombe town centre on the A40 London Road, pass over two roundabouts and continue to the traffic lights at the Wycombe Retail Park. Pass through the first set and turn left at the second set into Cock Lane. Pass through the lights and over the railway bridge and continue up the hill until reaching Olympic Way on the left-hand side. Turn in to Olympic Way and Romero Court will be found towards the bottom on the left-hand side.

### ADDITIONAL INFORMATION

Leasehold: 125 Years from 1 April 2015: Service Charge; £94.13 pcm: Insurance; £36.00 pcm: Management Charge; £24.17 pcm: Reserve Fund; £35.42 pcm. These charges are reviewed annually on 1st April.

### COUNCIL TAX

Band C

### EPC RATING

B

### MORTGAGE

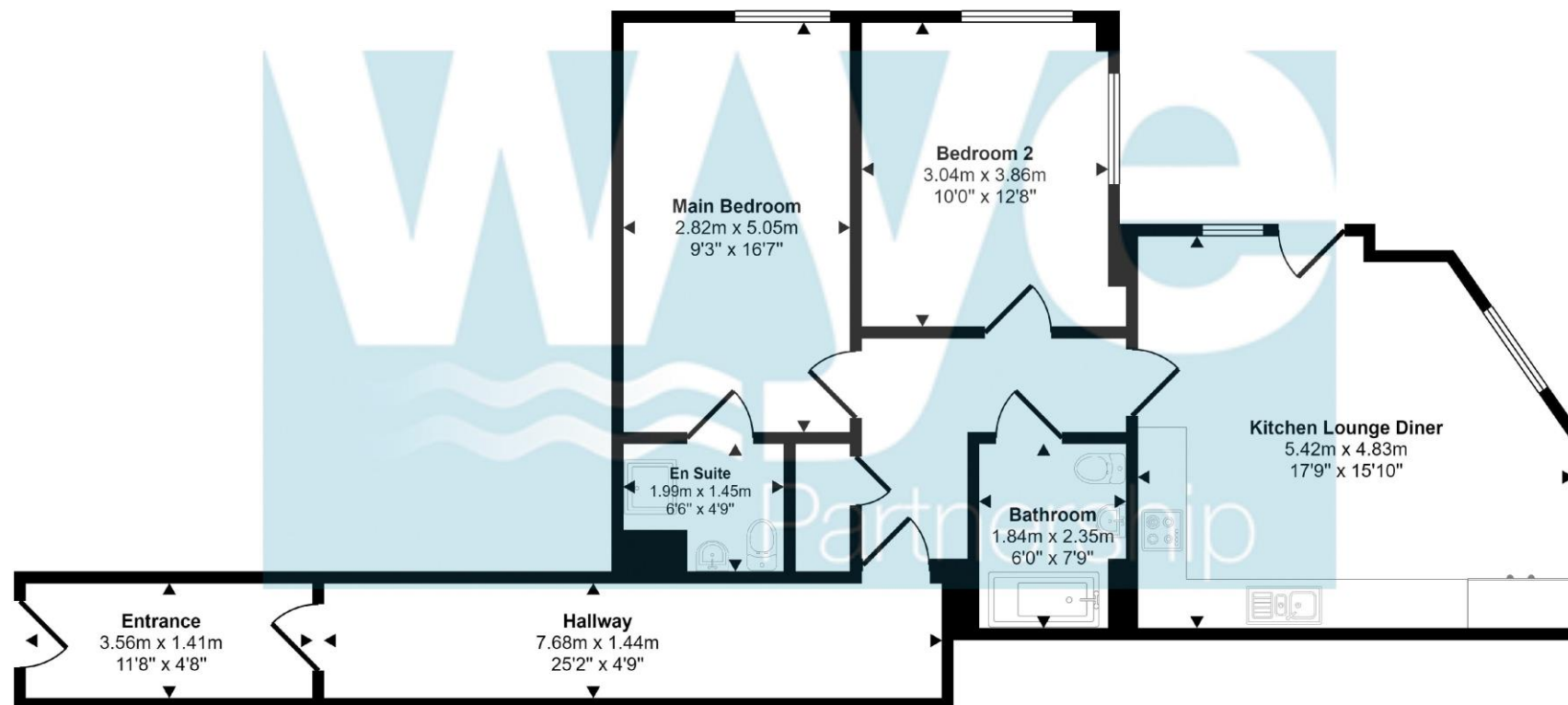
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
84 sq m / 909 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