

Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PD

We are delighted to offer for sale this spacious two-bedroom ground floor apartment situated within level walking distance of the town centre and railway station.

Entrance Hall | Large Lounge With Bay Windows | Large Kitchen/Breakfast Room | Inner Lobby | Two Bedrooms | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Own Private Rear Garden Directly To The Rear | Two Driveway Parking Spaces | 965 Years left On Lease | No Ground Rent Or Service Charges | Level Walk Of Town Centre & Railway Station | Ideal First Time Or Investment Purchase |

We are delighted to offer for sale this spacious two-bedroom ground floor apartment situated within level walking distance of the town centre and railway station. The property has its own entrance, good size lounge with bay window, large kitchen/breakfast room, two double bedrooms and family bathroom. Heated by gas central heating to radiators and with double glazed windows, the property also has the benefit of off-road parking for two cars and its own private garden to the rear. Offered for sale with the remainder of a 999-year lease with no service charges or ground rent to pay the property would be an ideal first time or investment purchase.

Price... £249,500

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	69	76
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



LOCATION

Approximately 15-minutes walk from High Wycombe town centre and train station; the former provides ample amenities including frequent Heathrow buses and the latter provides 25-minute trains to London Marylebone. The town offers extensive shopping facilities and both Morrisons supermarket and the 80-acre Hughenden Park is a 5-minute walk. Junction 4 of the M40 is little more than a 5-minute drive.

DIRECTIONS

From High Wycombe town centre proceed out passing Morrisons supermarket on the left-hand side on the A4128 and over the mini round and the property can be found on the right-hand side, identified by a Wye Residential for sale board.

ADDITIONAL INFORMATION

Leasehold; 965 Years remaining: There is no Service Charge or Ground Rent payable for this property.

COUNCIL TAX

Band B

EPC RATING

C

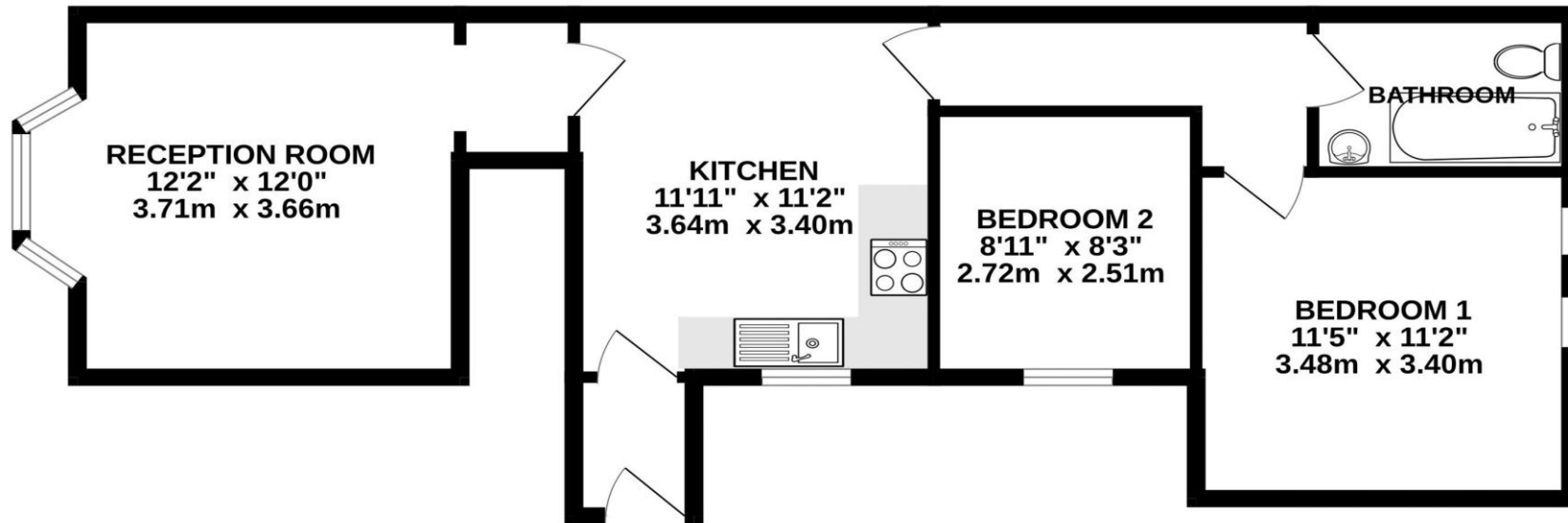
MORTGAGE

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.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership