



Grange Drive, High Wycombe, Buckinghamshire, HP13 5GQ



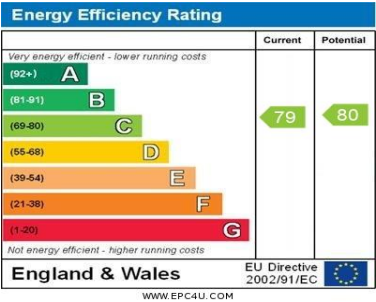
*A spacious two-bedroom, two-bathroom, top floor apartment with a sunny South facing balcony in a sought-after development next to open countryside.*

| Well Presented Top Floor Apartment | Light & Airy with High Ceilings | Entrance Shared with Just One Other Property | Open-Plan Living Room/Kitchen with Sunny South Facing Balcony | Two Double Bedrooms | Bathroom & Ensuite Shower Room | Gas Radiator Heating | Double Glazing | Loft Storage | Allocated Car Parking | Well Maintained Communal Gardens | Next to Open Countryside | Sold with a complete onward chain |

A very well presented light and airy top floor apartment with high ceilings giving it a spacious feel. Accessed by an entrance shared with just one other property the accommodation briefly comprises; entrance hall, open-plan living room/kitchen with a sunny South facing balcony, two double bedrooms, bathroom & ensuite shower room, large loft for storage, gas radiator heating, double glazing, allocated parking and well-maintained communal gardens. There is a large field siding onto the development which is owned by the residents. Sold with a complete onward chain.

**Price... £280,000**

*Freehold*





## LOCATION

Situated just a mile and a half from the town centre and railway station within a modern sought-after development. There are local convenience stores such as Tesco Express within walking distance for day-to-day needs and a regular bus service runs close by giving easy access to the town centre and a wide choice of shopping, hospitality, leisure and transport facilities. Whilst reasonably close to the town centre the property also enjoys being adjacent to lovely countryside.

## DIRECTIONS

From our office in Crendon Street, ascend the hill, continuing into Amersham Hill that then becomes Amersham Road. Pass through two sets of traffic lights and on reaching the first mini roundabout turn left into Kingshill Road. Proceed for a short distance and on reaching the next mini roundabout turn left into Kingshill Drive. Proceed for a short distance and on reaching the next roundabout Grange Drive will be found on the right with number 26 a short way along on the right.

## ADDITIONAL INFORMATION

Leasehold; 110 Years remaining: Service Charge; £2974.64 Per annum: Ground Rent; £250.00 Per annum (Ground Rent is capped & will not be increasing above £250.00 Per annum).

## COUNCIL TAX

Band C

## EPC RATING

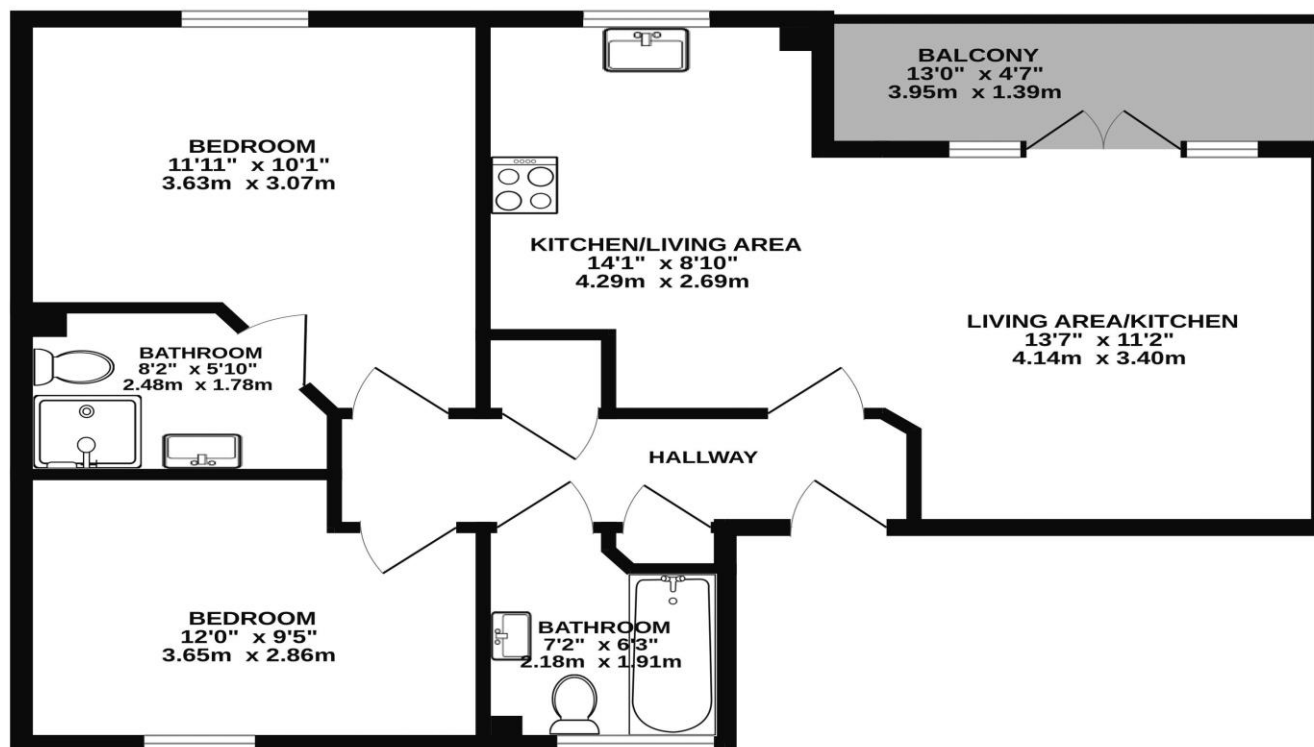
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## MORTGAGE

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.*





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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
 01494 451 300  
 wycombe@wyeres.co.uk  
 wyeres.co.uk

The **wye** Partnership