



Kennedy Avenue, High Wycombe, Buckinghamshire, HP11 1BX



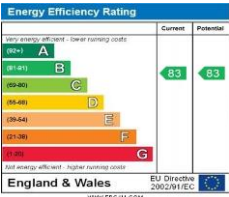
*A superb second floor apartment in prime residential location available at just 75% of the full value under the Affordable Housing Scheme for first time buyers. Criteria applies.*

| Offered under the Affordable Housing Scheme (DOMVU) which means the property is being sold at 75% of its full value, a scheme for First Time Buyers who have lived or worked in the former WDC area and who do not have a combined income over £80,000 | Spacious Second Floor Apartment in Highly Regarded Location | Communal Hall with Secure Entry | Large Entrance Hall | Large Inner Hall | Open Plane Sitting Room/Fitted Kitchen With Casement Doors to Juliet Balcony | Double Bedroom | Modern Bathroom | Light and Airy with Velux Roof Windows | Gas Central Heating | Double Glazing | Well Kept Communal Areas and Open Space | Allocated Parking Plus Visitor Spaces | Viewing Recommended |

Being offered under the Affordable Housing Scheme (DOMVU) which means the property is being sold at 75% of its full value, a scheme for First Time Buyers who have lived or worked in the former WDC area for a minimum of 2 years and who do not have a combined income over £80,000. A rather unique and modern second floor apartment situated on the extremely popular Pine Trees development off of Daws Hill Lane. The apartment is light and airy with a number of velux roof windows as well as double doors to a 'juliet' balcony from the sitting room. There is a modern open plan fitted kitchen and a modern bathroom, double glazed windows and gas central heating. There is a communal hall with secure entry, reception hall leading to large inner hallway, double bedroom and open plan living room. Viewing is recommended.

**Price... £173,750**

**Leasehold**





## LOCATION

Situated on the popular Pine Trees development which has a convenience store and primary school within very close proximity and being situated just over 1 mile from the town centre means that there is a wide variety of shopping, leisure and hospitality facilities available as well as a mainline railway station to London/Birmingham. The property is also close to Junction 4 of the M40 motorway.

## DIRECTIONS

From the multi roundabouts in the town centre, proceed up Marlow Hill and just before the first set of traffic lights turn left on to Daws Hill Lane. On reaching the roundabout at the entrance to Pine Trees, take the second exit on to Kennedy Avenue. The property will be found on the left-hand side.

## ADDITIONAL INFORMATION

Leasehold; 115 Years remaining: Service Charge; £2000.00 Per annum: Ground Rent; £250.00 Per annum: There is a £300.00 estate charge per annum approximately. AGENTS NOTE To qualify for this shared ownership property you MUST meet the following criteria: Applicants must have been resident or has permanent employment within the Wycombe District legacy area of Buckinghamshire Council for a minimum of two years; applicants must not have an income of more than £80,000 and be unable to buy a home suitable for their needs on the open market; applicants must not have any financial or legal interest in any other property and this must be their main/sole residence. A reservation can only be made once the Council have approved as Eligible (please ask for details).

## COUNCIL TAX

Band B

## EPC RATING

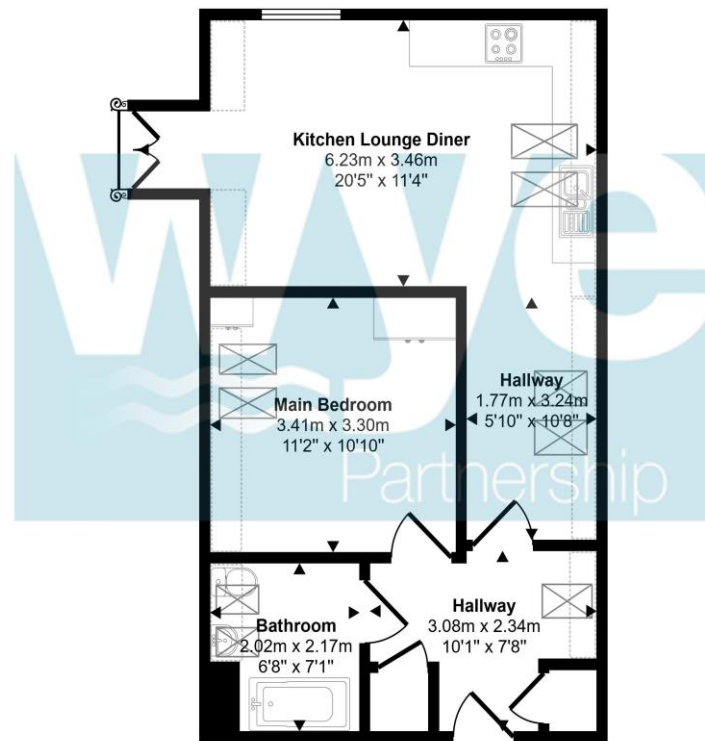
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*






Approx Gross Internal Area  
50 sq m / 535 sq ft



Floorplan

 Denotes head height below 1.5m

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  
