

Aspen Court, Freer Crescent, High Wycombe, Buckinghamshire, HP13 7YG

We are delighted to offer for sale this good size two-bedroom first floor apartment situated in a popular development close to junction 3 of the M40 motorway.

Secure Entryphone System | Communal Entrance Hall | Stairs To First Floor Landing | Front Door | Spacious Entrance Hall With Ample Storage | Large Lounge/Dining Room | South Facing Far Reaching Valley Views | Modern Fitted Kitchen Including Appliances | Two Double Bedrooms | Balcony Off Master | Built-In Wardrobes | Good Size Modern White Bathroom | Underfloor Heating | Double Glazed Windows And Doors | Good Condition Throughout | Allocated Under Ground Parking | Secure Underground Storage | Well Maintained Communal Gardens | Popular Residential East Side Development | No Upper Chain | We Hold Keys For Viewings |

We are delighted to offer for sale this good size, two-bedroom, first floor apartment situated in a popular development close to junction 3 of the M40 motorway. Having recently been the subject of complete redecoration with new carpeting throughout, the property is accessed by a security entry phone system, has a modern kitchen, which includes integral appliances, a large lounge/dining room with far reaching views over the Gomm Valley and beyond, two double bedrooms including built-in wardrobes, with a balcony off the master bedroom, and a modern family bathroom. Externally a balcony overlooks the well cared for communal gardens and there is an allocated undercover parking space. To Be sold with no upper chain, the property has been priced to sell, we hold keys for early viewings.

Price... £239,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



LOCATION

Located in a popular development off London Road providing excellent access to Junc. 3 M40 and with High Wycombe Town Centre just 2 miles away. The retail park with a comprehensive range of shopping and leisure facilities is a short walk away. An internal inspection is highly recommended to appreciate the quality of this property.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and then pass through four sets of traffic lights. On reaching the fifth set of lights, turn left into Gomm Road, then take the third turning on the right into Freer Crescent (second turning into Freer Crescent).

ADDITIONAL INFORMATION

Leasehold; 81 Years remaining: Service Charge; £TBC Per annum: Ground Rent; £350.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

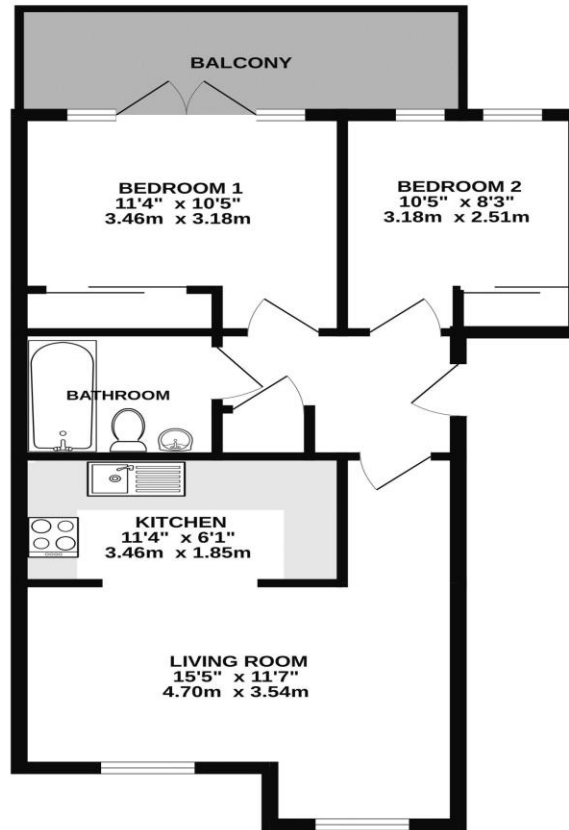
MORTGAGE

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.



625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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