

Green Hill Gate, High Wycombe, Buckinghamshire, HP13 5QG

A well-presented two/three bedroom ground floor apartment offering convenient access to the town centre.

| Well Presented Ground Floor Apartment | Communal Entrance | Entrance Hall | Living Room with Direct Access to Gardens | Kitchen | Two Double Bedrooms | Study | Shower Room, | Double Glazing | Gas Radiator Heating | Private Outside storage | Residents Car Parking | Long Lease |

A well presented and spacious ground floor apartment in this popular development offering convenient access to the town centre. With direct access to lovely communal gardens backing onto allotments and boasting far reaching valley views the accommodation briefly comprises; communal entrance hall, entrance hall, living room, kitchen, two large double bedrooms, study, shower room, gas radiator heating, double glazing, private outside stoarge cupboard, resident’s car park, long lease. Viewing highly recommended.

Price... £255,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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		
WWW.EPC4U.COM		



LOCATION

The property is situated approximately one mile from the town centre of High Wycombe and as such has access to a wide variety of shopping, leisure and hospitality facilities as well as transport links to London and Birmingham by train, extensive bus routes and motorway links.

DIRECTIONS

From our offices in Crendon Street ascend the A404 Amersham Hill and turn left at the first set of traffic lights into Hamilton Road. Follow the road round and take the first turning on the right into The Ridgeway and then first left into Green Hill. Descend the hill and Green Hill Gate can be found on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 139 Years remaining; Service Charge; £2044.29 Per annum: We are advised that there is no Ground Rent charge.

COUNCIL TAX

Band B

EPC RATING

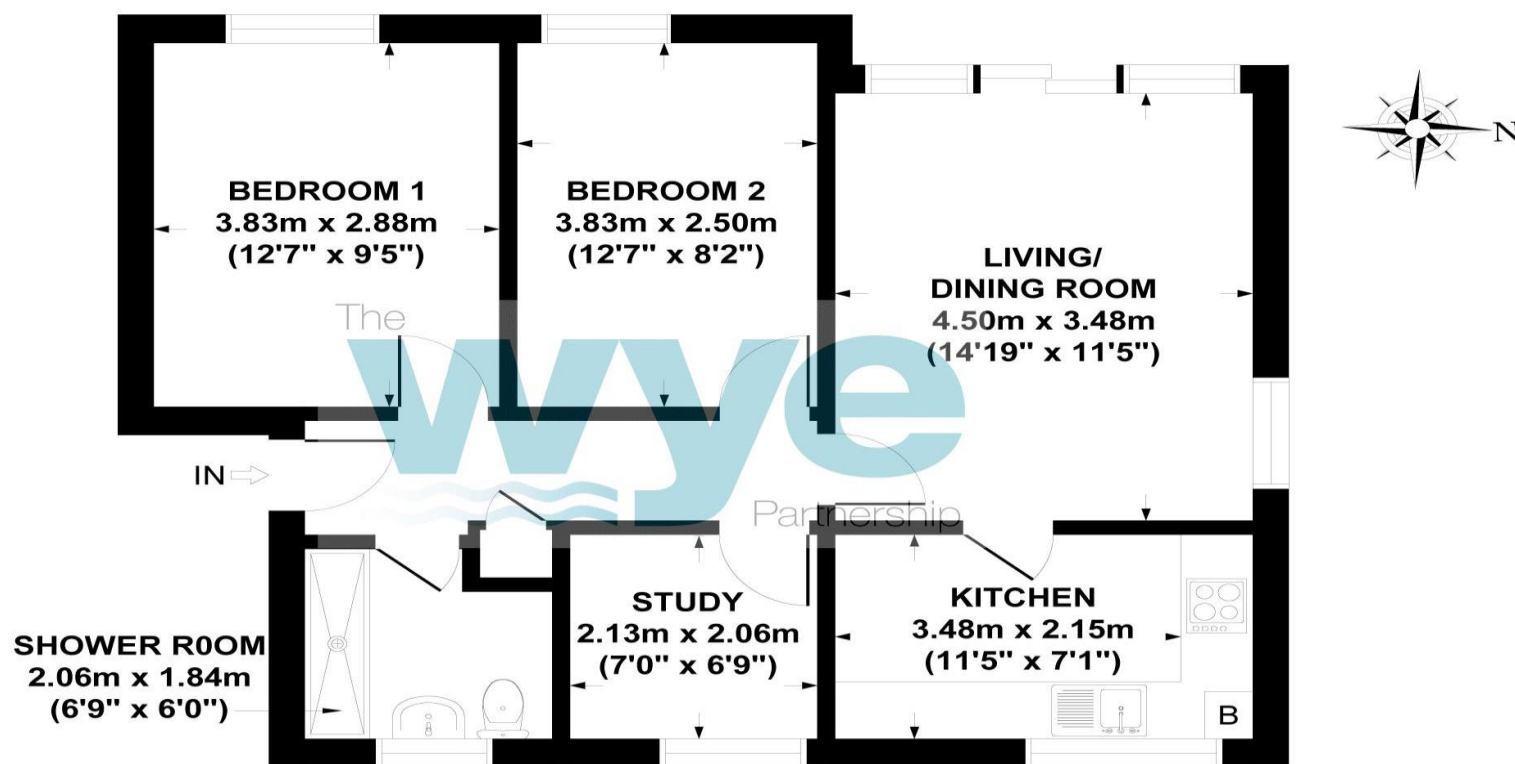
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MORTGAGE

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.





**GROSS INTERNAL
FLOOR AREA 61 SQ M / 654 SQ FT**

**GREEN HILL GATE, HIGH WYCOMBE, HP13 5QG
APPROX. GROSS INTERNAL FLOOR AREA 61 SQ M / 654 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership