



Coningsby Court, High Wycombe, Buckinghamshire, HP13 5LJ

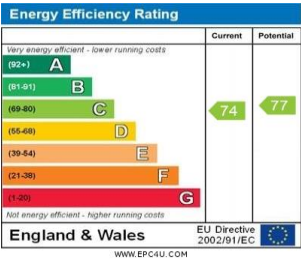
We are delighted to offer for sale this very well presented one-bedroom ground floor apartment located in a quiet courtyard development within a short walk of Wycombe town centre.

Entrance Hall | Lounge/Dining Room | Good Size Modern Fitted Kitchen With Breakfast Bar | Inner Lobby | Good Size Double Bedroom With Built-In Wardrobes | Modern refitted bathroom Suite | Gas Central Heating To Radiators | Double Glazed Windows | Good Condition Throughout | Long Remaining Lease Term | Low Charges | Allocated Parking | Small Courtyard Development | Walking Distance To Town Centre And Railway Station | No Upper Chain |

We are delighted to offer for sale this very well-presented, one-bedroom ground floor apartment located in a quiet courtyard development, within a short walk of Wycombe town centre. The property is heated by gas central heating to radiators, has double glazed windows, a modern fitted kitchen and bathroom, separate lounge/dining room and good size bedroom. Being sold with the benefit of a long remaining leasehold term, low ongoing service charges, and a peppercorn ground rent, the property would make an excellent first time or investment purchase. Externally there is use of attractive, well cared for communal gardens as well as allocated parking. Sold with no upper chain we recommend early viewing.

Price... £190,000

Share of Freehold



LOCATION

A well-presented ground floor apartment benefitting from a share of freehold. Situated conveniently within walking distance of town centre amenities and train station. Entrance porch, living room, kitchen, inner hallway, bedroom, bathroom, gas c/h, allocated car space, communal gardens

DIRECTIONS

From our office in Crendon Street ascend the hill continuing into Amersham Hill passing the railway station and take the next turning left thereafter into Priory Road. Once in Priory Road take the second turning on the right-hand side into Benjamin Road. Upon reaching the mini-roundabout turn right into Hampden Road and proceed to the end and turn left into Hamilton Road. Take the first turning right into Coningsby Road and proceed for a short distance where the property can be found on the right-hand side.

ADDITIONAL INFORMATION

Share of Freehold: 990 Years remaining on Lease: Service Charge; £1560.00 Per annum. There is no Ground Rent charge.

COUNCIL TAX

Band B

EPC RATING

C

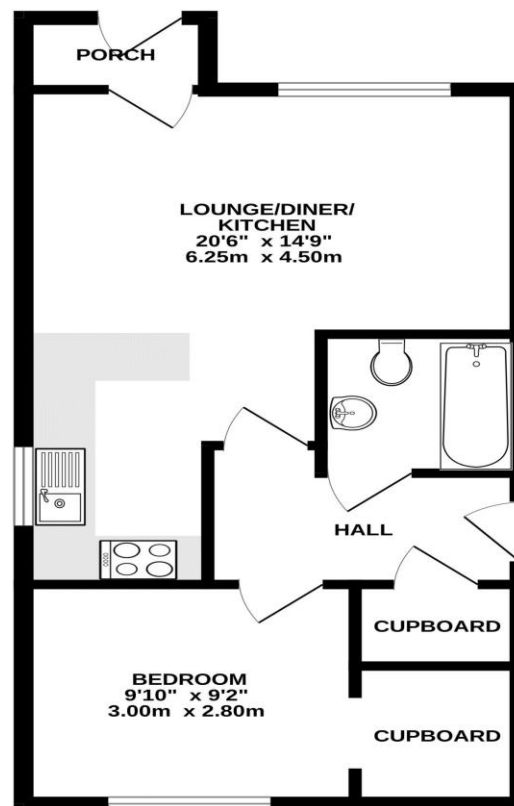
MORTGAGE

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
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.5 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