



Coopers Rise, High Wycombe, Buckinghamshire, HP13 7GQ

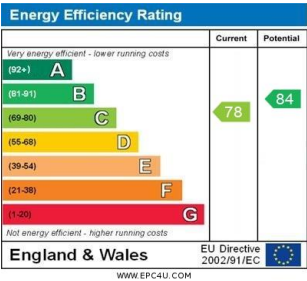
We are delighted to offer this exceptionally well-presented top floor apartment in a small, modern & quiet development with easy access to the town centre and station.

Superbly Presented Top Floor Apartment | Entry Phone System | Communal Entrance Hall | Stairs To Top Floor | front Door | Entrance Hall | Modern Fitted Kitchen | Open Plan Lounge/Dining Room | Enclosed South Facing Balcony With Far Reaching Views | Good Size Master Bedroom | Family Bathroom | Electric Heating | Double Glazed Windows | Highly Regarded Residential Development | Secure Gated Parking | Long Lease Remaining | Walk To Town And Station | No Upper Chain |

We are delighted to offer for sale this immaculately presented, one-bedroom, top floor apartment located in a small modern development close to the town centre. The property offers electric heating, double glazed windows, a modern kitchen which is open plan to the good size lounge/diner, enclosed private balcony with far reaching south facing countryside views, a good size master bedroom and family bathroom. Externally there is a secure entry phone system, well cared for communal gardens and allocated gated parking to the rear. Sold with no upper chain we suggest early viewing of this quality apartment.

Price... £189,950

Leasehold



LOCATION

At the end of a cul-de-sac in a south facing block of apartments, this property is just 2-minutes' walk from the A40, along which operate frequent buses to the town centre and surrounding areas (including Heathrow). High Wycombe station is less than 15-minutes' walk with 25-minute train routes to London Marylebone. The property is also ideally located for access to the M40 with 2 junctions within a 10-minute drive. The 50-acre Rye Park and other local amenities are within a few minutes' walk.

DIRECTIONS

In an approach from High Wycombe centre leave on the A40 London Road towards London. Pass over the first roundabout and having gone through the pedestrian traffic lights immediately turn left in to Pinions Road. Turn hard left in to Coopers Rise and Mitchell House is at the end of the cul-de-sac, on the right.

ADDITIONAL INFORMATION

Leasehold; 135 Years remaining: Service Charge; £1245.58 Per annum: Ground Rent; £220.00 Per annum.

COUNCIL TAX

Band B

EPC RATING

C

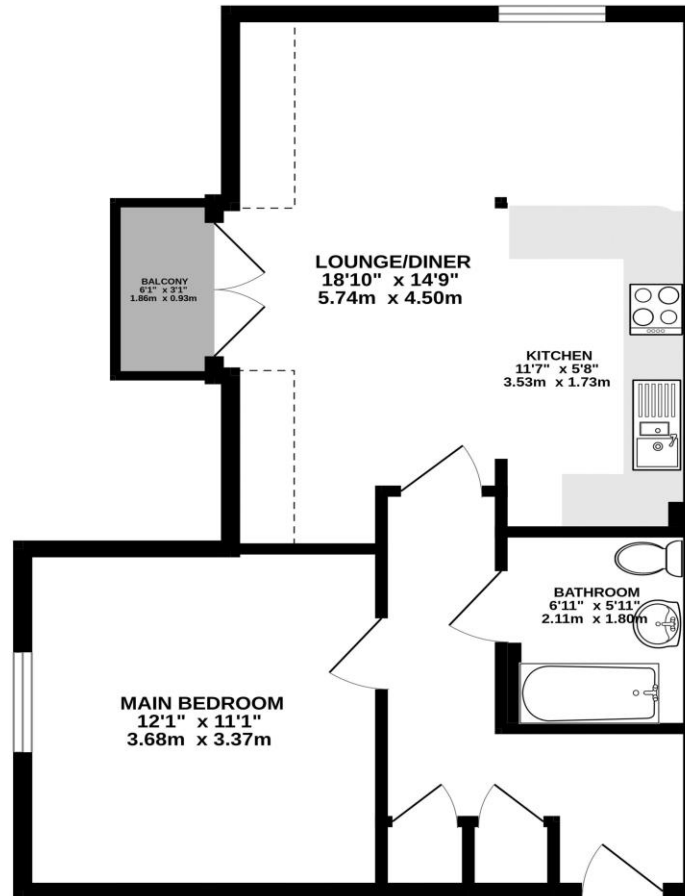
MORTGAGE

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.



THIRD FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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