



West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AA

An attractive two-bedroom first floor apartment located in a converted Victorian semi being a level walking distance away from Wycombe town centre.

Covered Porch | Entrance Hall | Stairs To First Floor Landing | Large Lounge/Dining Room With Bay Window | Modern Refitted Kitchen | Two Bedrooms | Modern Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Own Private Entrance | Off Road Parking | Immaculate Condition Throughout | Character Features | Two Feature Fireplaces | Long Remaining Lease | Walking Distance To Town | Low Charges | No Upper Chain | Must Be Seen |

An attractive two-bedroom, first floor apartment located in a converted Victorian semi being a level walking distance away from Wycombe town centre. This excellent size property retains much of the character of the original building with high ceilings, two feature fireplaces, excellent size rooms, bay window and stripped doors but with the modern-day conveniences of gas central heating to radiators, double glazed windows, a modern refitted kitchen and modern white bathroom. All presented in immaculate condition throughout. Benefitting from its own private entrance, a long lease, low charges and parking to the rear and with no upper chain, the agent holds keys for early viewing.

Price... £243,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		66
D		
(39-54)	47	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

Located just over a mile from Wycombe town centre and on a bus route. The town itself offers a wealth of varied shopping, schooling and leisure facilities as well as the main line railway station into London Marylebone in under half an hour. Junction 4 of the M40 motorway is a short drive away as well as plenty of open space and walks on the doorstep offered by the Chiltern Hills.



DIRECTIONS

From the town centre, head west on the A40 West Wycombe Road and continue for approximately 1.3 miles and the property will be found on the right-hand side opposite the BP garage.



ADDITIONAL INFORMATION

Leasehold; 112 years remaining; Ground Rent; £250.00 Per annum: We are advised that there is no service charge.

COUNCIL TAX

BAND B

EPC RATING

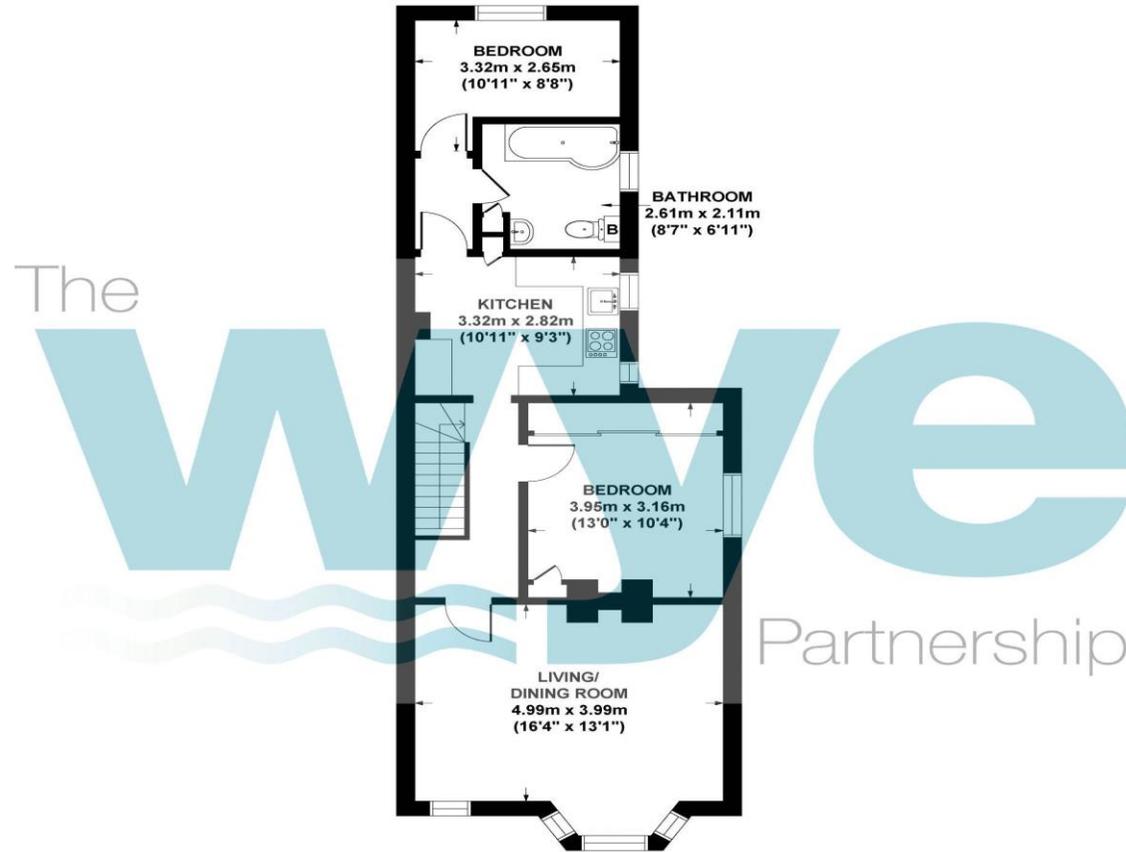
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MORTGAGE

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 67 SQ M / 725 SQ FT

124A WEST WYCOMBE ROAD, HIGH WYCOMBE, HP12 3AA
APPROX. GROSS INTERNAL FLOOR AREA 67 SQ M / 725 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership