



Malmers Well Road, High Wycombe, Buckinghamshire, HP13 6PE



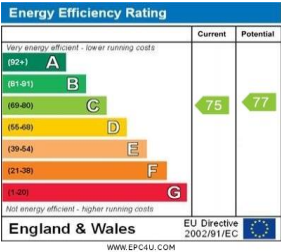
*A fantastic opportunity to purchase a chain-free apartment that is larger than average and just a 5-minute walk to the train station and town centre.*

Large Ground Floor Apartment | Secure Entry System | Good Size Entrance Hall With Plenty Of Storage | Large Lounge/Dining Room With Full Width Picture Windows | Modern Fitted Kitchen | Two Good Size Double Bedrooms | Modern Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Garage With Secure Barrier Access | Good Condition Throughout | Share Of The Freehold | Long Remaining Lease | Low Charges | Very Well Maintained Communal Gardens | Five Minute Walk To Train Station | Short Walk To Town | No Upper Chain | We Hold Keys For Early Viewing |

A fantastic opportunity to purchase a chain-free apartment that is larger than average and just a 5-minute walk to the train station and town centre. This newly decorated property with a brand-new bathroom and new flooring is spacious, bright and airy, has two double bedrooms a large lounge diner with double aspect windows and plenty of built-in storage. The modern kitchen comes with oven, dishwasher and washing machine and includes an American fridge-freezer and separate wine fridge. The property also benefits from a large garage and secure barrier operated parking, fob entry and cctv. Outside there is well maintained communal gardens and share of freehold with a 900+ year lease. This is the perfect property for individuals, couples, or a young family in a small block of just 12 properties that benefits from being in a peaceful setting yet with amenities on the doorstep. The maintenance fees are low at £100 per month and jointly divided by the 12 property owners. No upper chain, we hold keys.

**Price... £299,950**

Share of Freehold





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### LOCATION

Situated just over a quarter of a mile, approximately a 5-minute walk, from the town centre and railway station, this property has all the amenities of the town centre shops and supermarkets on its doorstep as well as being easily accessible to the railway station with fast trains into London. There are local junior and senior schools close by.

### DIRECTIONS

From our office in Crendon Street, ascend the hill continuing over the railway bridge and then take the next turn on the left into Priory Road. Take the first turning right into Malmers Well Road and the property will be found immediately on the right-hand side.

### ADDITIONAL INFORMATION

Share of Freehold; 981 Years remaining; Service Charge; £1200.00 Per annum. There is no Ground Rent charge.

### COUNCIL TAX

Band C

### EPC RATING

C

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

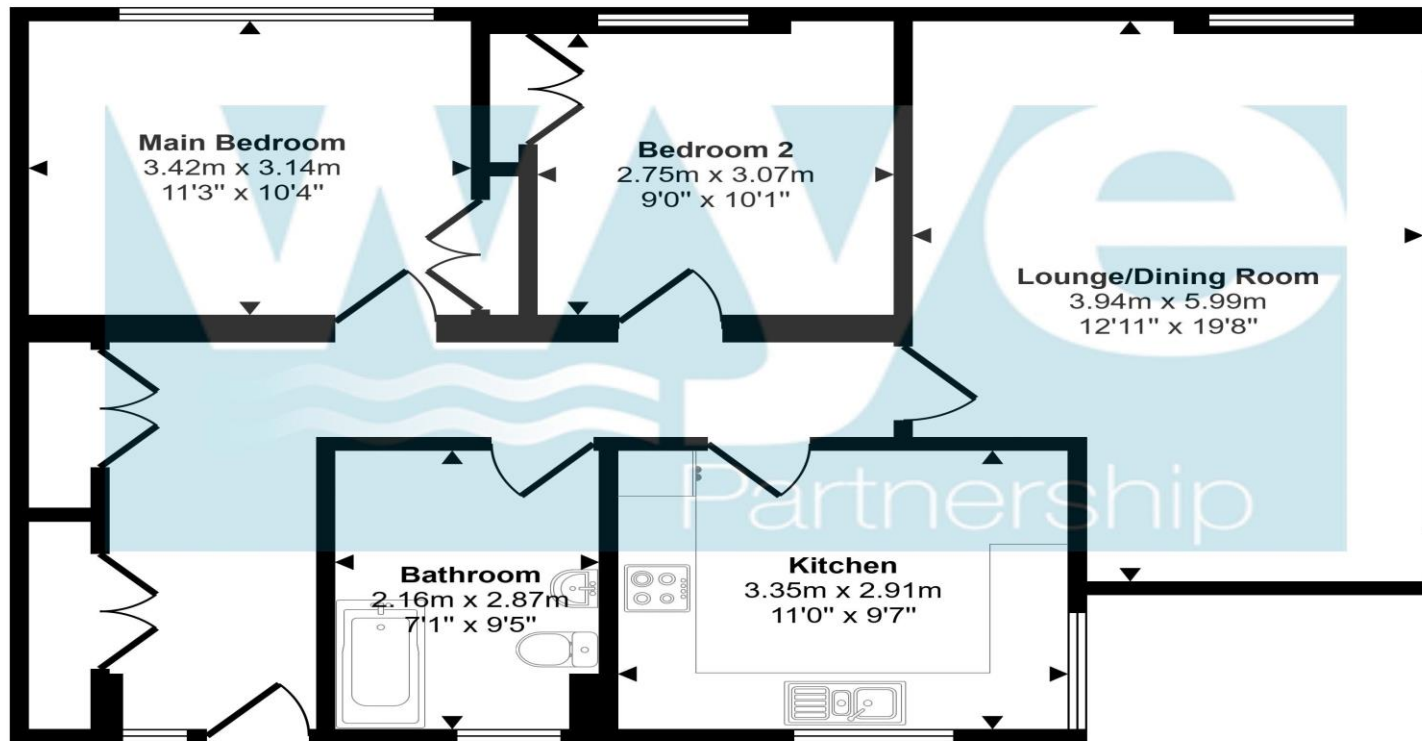
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
77 sq m / 828 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership