



Kelvin Court, High Wycombe, Buckinghamshire, HP13 5RQ

We are pleased to offer for sale this 75% share in this immaculate well presented two-bedroom ground floor apartment located in a small development in the popular area of Downley.

Own Private Entrance | Generous Entrance Hall With Built In Storage Cupboards | Large Lounge/Dining Room | Open Plan Kitchen With Integral Appliances | French Doors To Private Patio Area | Two Double Bedrooms | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Quiet Location | Small Residential Development | Popular Area | Excellent Order Throughout | Low Charges | Allocated Parking | Early Viewing Advised |

We are pleased to offer for sale this immaculate, well presented, two-bedroom ground floor apartment located in a small development in the popular area of Downley. The property is of excellent size, has its own entrance, a very good size lounge/dining room that is open plan to the modern fitted kitchen, including built-in appliances, and has french doors leading to a private patio area. Both bedrooms are doubles and the modern fitted family bathroom is in excellent condition. The gardens are communal and well maintained and there is allocated parking on site. With low charges and a long lease, we recommend early viewing.

Price... £206,250

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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

Approximately half an hour walk from High Wycombe town centre and train station; the former provides extensive amenities including frequent Heathrow buses, and the latter provides 25-minute trains to London Marylebone. The town offers extensive shopping facilities and both Morrisons supermarket and the 80-acre Hughenden Park is a 5-minute walk. Junction 4 of the M40 is little more than a 5-minute drive.

DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road, pass over the first two roundabouts and on reaching the third, turn left into Hughenden Avenue. Proceed up the hill and take the 2nd left into Kelvin Close, Kelvin Court can be found on the left-hand side.

ADDITIONAL INFORMATION

Shared ownership rental cost is £100.00 Per month based on 75% ownership; Service Charge; £65.00 Per month; Leasehold; 112 Years remaining. We are advised that there is no Ground Rent charge.

COUNCIL TAX

Band C

EPC RATING

C

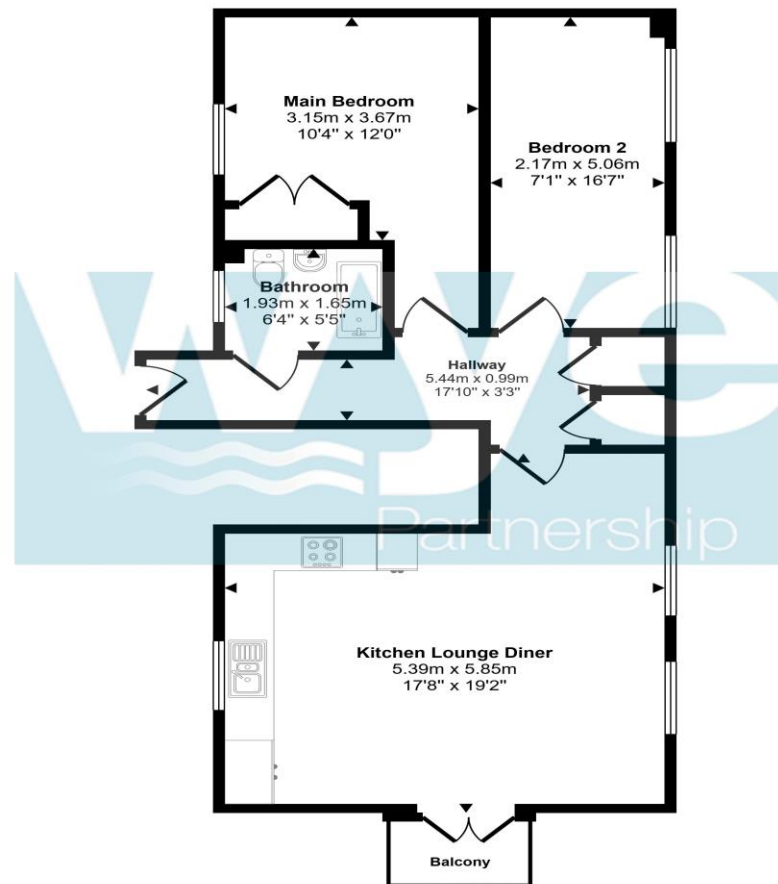
MORTGAGE

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

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.



Approx Gross Internal Area
65 sq m / 699 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