



60 Linchfield

High Wycombe

HP13 7QH

Monthly Rental Of £995

- One Bedroom Apartment, Available Mid January
- Living Room, Separate Kitchen, Bedroom and Bathroom
- Gas Radiators, Sealed Units
- Security Entrance, Communal Gardens
- Station 20 Minutes Walk, Local Buses, Close to M40 Junctions
- EPC Rating: C & Council Tax Band: A



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PROPERTY FACTS

One Bedroom Apartment | Living Space | Kitchen | Bathroom | Built In Wardrobe | Gas Central Heating | Communal Gardens | EPC Rating: C | Council Tax Band: A

A well presented first floor apartment available mid January unfurnished. About 1.5 miles north of town, 20 minutes walk from the station and well placed for access to the M40. Security entrance, gas radiators, sealed units - entrance hall, living room, separate kitchen bedroom with built in wardrobe, bathroom. Communal gardens.

LOCATION FACTS

Approximately 1.5 miles North of High Wycombe centre, well placed for the A40 London Road and A404 Amersham Road. Local facilities are a few minutes walk and the station, with 25 minute London Marylebone trains, is about twenty minutes on foot. Buses pass the door to the town and two M40 junctions are less than ten minutes drive.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Amersham and turn right immediately above the station in to Totteridge Road. Pass through the traffic lights and ascend the hill. Just before the road swings to the left, turn right in to Wingate Avenue. Turn second right in to Hillary Road and the Linchfield apartments will be seen immediately on the right, approached through the main entrance door on Hillary Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

