

4 Kiran House, West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AS

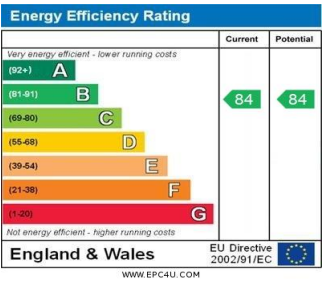
We are delighted to offer for sale this high quality two-bedroom apartment being sold for the first time since new and in pristine condition.

Secure Entry Phone System | Well Maintained Communal Entrance Hall | Second Floor Landing | Front Door | Entrance Hall | Large Lounge | Bi Fold Doors To South Facing Balcony | Open Plan Kitchen With Integrated Appliances | Stunning South Facing Balcony | Far Reaching Views Over Desborough Park And Beyond | Two Double Bedrooms | Family Bathroom | Good Order Throughout | Long Lease With Share Of The Freehold | Allocated Parking Plus Visitors Spaces | Sold With No Upper Chain | We Hold Keys |

We are delighted to offer for sale this high quality, two-bedroom apartment being sold for the first time since new and in pristine condition. Situated on the second floor and facing the rear with far reaching south facing views over and beyond Desborough Park. The property offers modern electric heating throughout, double glazed windows, fitted kitchen with integral branded appliances, two double bedrooms and modern family bathroom. The stunning south facing balcony is accessed via Bi fold doors and has the most beautiful views. Externally the property is accessed via a secure entry phone system and has allocated parking to the rear with well maintained communal gardens and gated access directly on to Desborough Park. To be sold with no upper chain we hold keys for early viewing on this stunning apartment.

Price... £315,000

Leasehold



LOCATION

With convenience stores close by which cater for all day-to-day needs, the property is situated just three quarters of a mile from the town centre which provides a vast selection of retail stores, supermarkets, hospitality and leisure facilities as well as a bus terminus and railway station for travelling further afield. The M40 motorway is also easily accessible at Junction 4. There is parkland close by and the historic National Trust village of West Wycombe is just over 1 mile away.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and after passing through the traffic lights at the crossroads with Desborough Avenue/The Pastures, continue for approximately three quarters of a mile and Kiran House will be found on the left-hand side before the turning for Mill End Road.

ADDITIONAL INFORMATION

Share of Freehold; 123 Years remaining; Service Charge; £1200.00 Per annum: We are advised that there is no Ground Rent charge.

COUNCIL TAX

Band C

EPC RATING

B

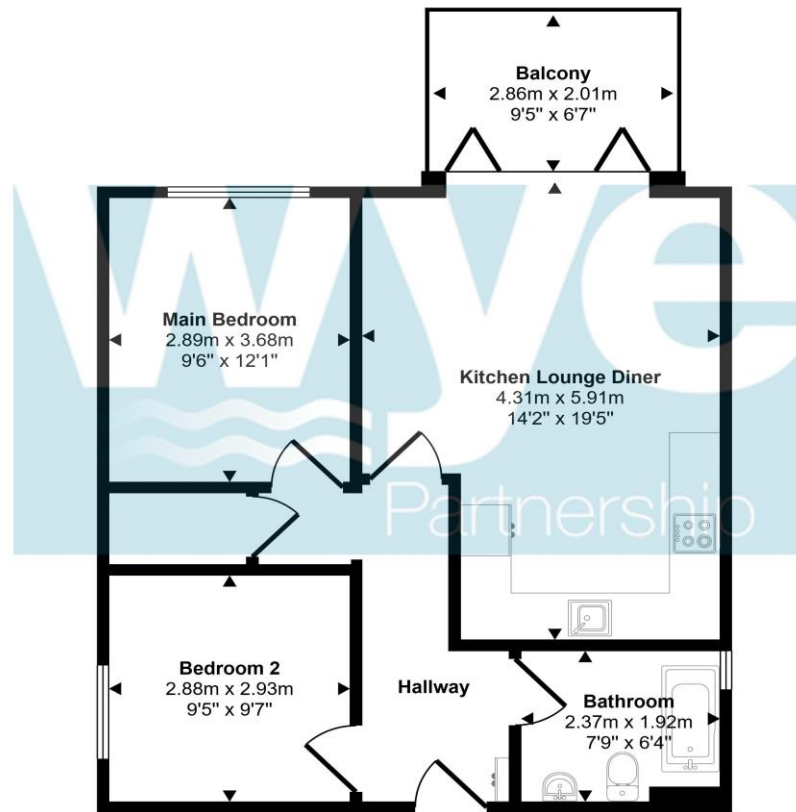
MORTGAGE

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
58 sq m / 620 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