

Wellesbourne Crescent, High Wycombe, Buckinghamshire, HP13 5HF

A modern and stylish first floor apartment in a sought-after location

Communal Hall | Entrance Hall | Open Plan Lounge and Kitchen with Balcony | Double Bedroom | Modern Fitted Bathroom | Gas Central Heating | Double Glazing | Communal Grounds | Allocated Residents Parking | Convenient Location | Viewing Recommended |

Situated on the highly regarded Kingshill Grange development and presented in excellent decorative order, a delightful, stylish, one bedroom first floor apartment which benefits from double glazing and gas central heating and has a light and airy open plan lounge with modern kitchen and balcony, there is a double bedroom with fitted wardrobes and a modern fitted bathroom. The grounds are communal; there is allocated parking and viewing is essential.

Price... £219,950

Leasehold

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

Situated just a mile and a half from the town centre and railway station within a modern sought-after development. There are local convenience stores such as Tesco Express within walking distance for day-to-day needs and a regular bus service runs close by giving easy access to the town centre. Being reasonably close to the town centre the property also enjoys being adjacent to lovely countryside.

DIRECTIONS

From our office in Crendon Street, ascend the hill continuing on to Amersham Hill and then Amersham Road. Proceed through two sets of traffic lights and on reaching the mini roundabout turn left into Kingshill Road. On reaching the next roundabout turn left again into Grange Drive and proceed for a short distance until reaching the next roundabout and Widmer House will be found on the left.

ADDITIONAL INFORMATION

Leasehold; 110 Years remaining; Service Charge; £2317.55 Per annum; Ground Rent; £267.88 Per annum.

EPC RATING

B

COUNCIL TAX

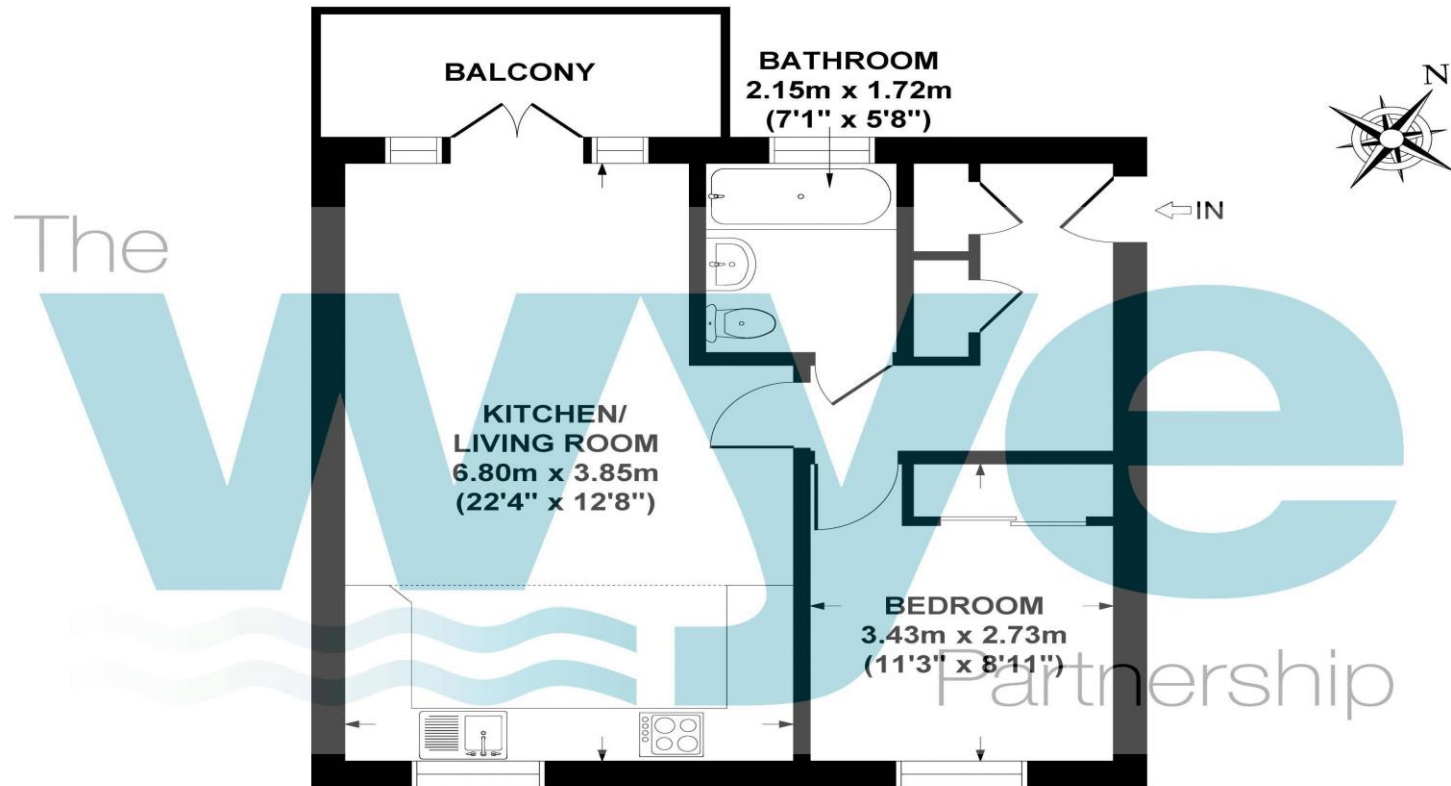
Band B

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.





**GROSS INTERNAL
FLOOR AREA 47 SQ M / 507 SQ FT**

**WIDMER HOUSE, HIGH WYCOMBE, HP13 5HF
APPROX. GROSS INTERNAL FLOOR AREA 47 SQ M / 507 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership