



**Bartlett Crescent, High Wycombe, Buckinghamshire, HP12 3EG**


*We are delighted to offer for sale this immaculate two-bedroom second floor apartment being sold for the first time since new.*

Secure Entryphone System | Communal Entrance Hall | Stairs To Second Floor Landing | Front Door | Good Size Lounge/Dining Room | Private West Facing Balcony With Far Reaching Views Across Parkland And Towards West Wycombe | Modern Open Plan Kitchen Including Appliances | Two Good Size Bedrooms | Two Bathrooms (En Suite To Master) | Gas Central Heating To Radiators | Double Glazed Windows | Long Remaining Lease Term | Well Maintained Communal Gardens | Allocated Parking Space | Excellent Order Throughout | Early Viewing Advised |

We are delighted to offer for sale this immaculate two-bedroom second floor apartment being sold for the first time since new. The property has been very well looked after by the current sellers, it is heated by gas central heating to radiators, has double glazed windows, a modern fitted kitchen open plan to the lounge/dining room, two bathrooms (ensuite to master bedroom) and a stunning westerly facing balcony with far reaching views across open parkland. The development is well maintained with delightful communal gardens and direct access to recreation grounds. There is a secure entryphone costs and allocated on-site car parking. Early viewing is advised.

**Price... £265,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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	
		



## LOCATION

Forming part of this modern development approximately 1.5 miles West of High Wycombe centre. The development is bounded by Desborough Park Recreation Ground and this particular apartment enjoys an outlook over the park towards West Wycombe. Local shops and other facilities are close to hand as are buses to town, from where there are 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Junction 4 of the M40 is an approximate five-minute drive.

## DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road, continue through the first set of traffic lights and then take the third turning left into Desborough Park Road. Once in Desborough Park Road take the first turning right into Grafton Street and continue towards Wye Gardens and take the right-hand turning which leads to the car park in front of Windsor Court.

## ADDITIONAL INFORMATION

Leasehold; 238 Years remaining: Service Charge; £2580.00 Per annum: Ground Rent; £200.00 Per annum.

## COUNCIL TAX

Band C

## EPC RATING

B

## MORTGAGE

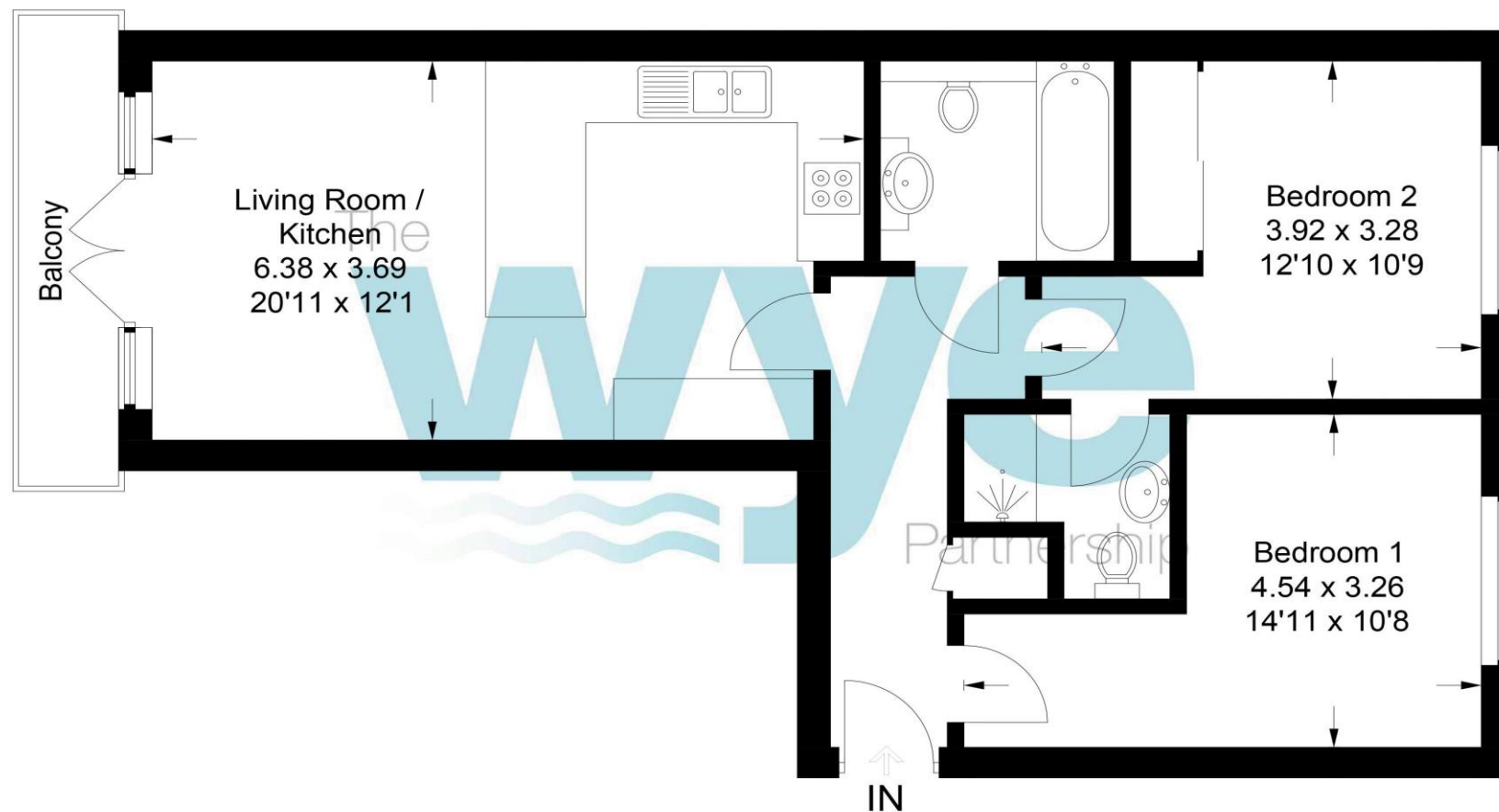
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*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.*

## 8 Windsor Court

Approximate Gross Internal Area = 62.1 sq m / 668 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership