

Flat 5, Totteridge House, High Wycombe, Buckinghamshire, HP13 7LR - £329,950

A stunning two-bedroom duplex apartment within a beautiful Tudor house close to Totteridge Common.

| A Beautiful Duplex Apartment within a Character Building | Communal Reception Hall | Entrance Hall | Lounge with Spiral Staircase | Kitchen/Dining Room | Two Bedrooms | Shower Room | Electric Heating | Character Features | Delightful Communal Grounds | Allocated Parking | Viewing Essential

Situated in a sought-after location in the Totteridge Conservation Area, a unique two storey character apartment within this splendid Tudor house close to Totteridge Common and woodland. Communal hall, entrance hall, lounge with spiral staircase, large kitchen/dining room, two bedrooms, shower/wet room, electric heating, delightful gardens of approximately one third of an acre, resident parking. Viewing essential.

Price... £329,950

Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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LOCATION

Situated approximately 1.5 miles north east of the town centre of High Wycombe within walking distance of local schools and shops. Regular bus service to town centre very close by which also provides easy access to Mainline railway link to London Marylebone and shopping facilities.

DIRECTIONS

From our office in Crendon Street, ascend the hill, into Amersham Hill and continue into Amersham Road. Proceed through the two sets of traffic lights before and after the Royal Grammar School, proceed over the first mini roundabout, turning right at the second into Totteridge Lane. Continue along Totteridge Lane and continue over the next mini roundabout where the property can be found on the right-hand side immediately after the turning for Reynolds Close.

ADDITIONAL INFORMATION

Share of Freehold: 964 Years remaining; Service Charge; £2070.86 Per annum. We are advised that there is no Ground Rent.

COUNCIL TAX

Band D

EPC RATING

E

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 on as statements of representation of fact and do not constitute any part of an offer or contract.

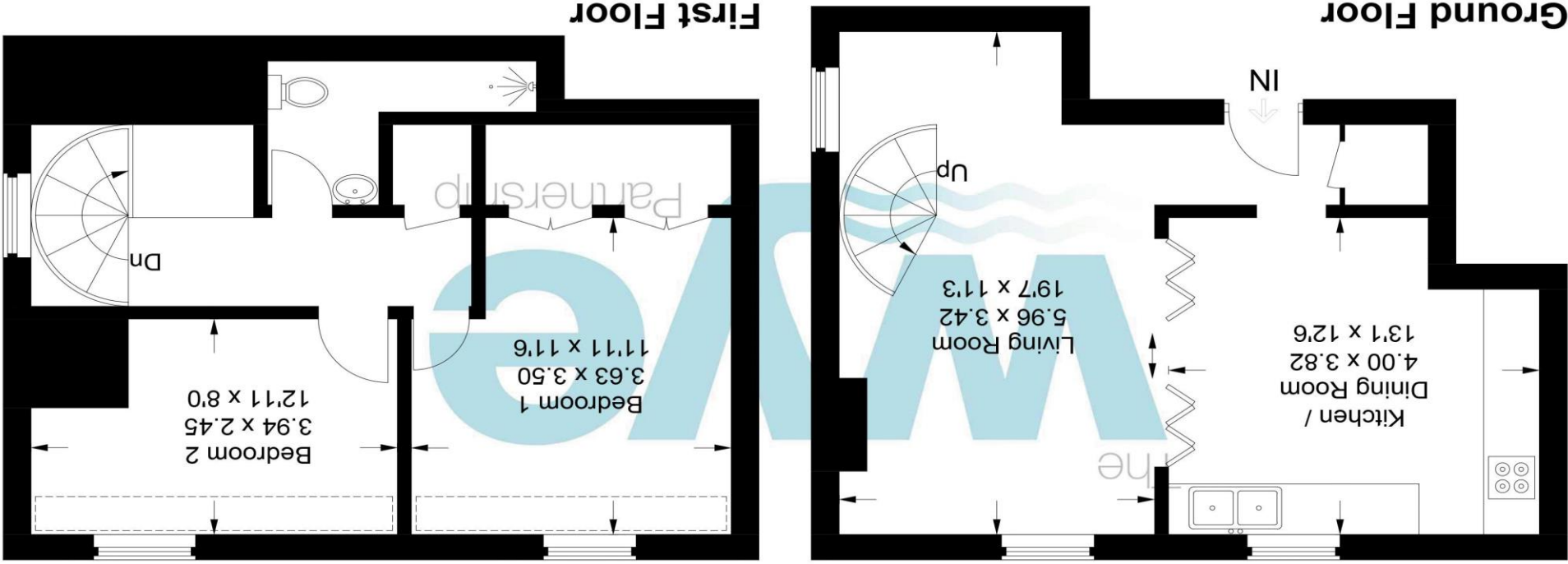


5 Totteridge House

Approximate Gross Internal Area
 Ground Floor = 37.0 sq m / 398 sq ft
 First Floor = 38.8 sq m / 418 sq ft
 Total = 75.8 sq m / 816 sq ft



= Reduced headroom below 1.5m / 5'0"



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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