



Amersham Hill, High Wycombe, Buckinghamshire, HP13 6HJ

A spacious and well-maintained ground floor flat situated in a popular location within walking distance of the town centre amenities.

| Spacious Well-Maintained Apartment | Private Entrance | Hallway | Living/Dining Room | Kitchen | Two Double Bedrooms | White Bathroom Suite | Gas Radiator Heating | Double Glazing | Garage | Lease 166 Years Remaining | Communal Gardens | Short Walk Of Town Centre Amenities |

A two-bedroom ground floor apartment with its own private entrance, situated within walking distance of town centre amenities and train station. The property has been improved by the current owner and is offered for sale in excellent decorative order throughout. Boasting spacious accommodation comprising entrance hall, a large lounge/dining room, modern kitchen, two good size bedrooms and white bathroom suite. Benefitting from ample storage, a gas central heating system to radiators and double glazing throughout. To the outside communal gardens surround the development with a garage in a block as well as permit parking.

Price... £255,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		



LOCATION

Situated just off Amersham Hill within a few minutes walk from High Wycombe station with 25-minute London Marylebone trains. The town centre offers comprehensive shopping and amenities including frequent Heathrow buses. The 50-acre Rye Park is within walking distance, and the 60-acre Hughenden Park is less than a mile away. Junction 4 of the M40 is a 5-minute drive.

DIRECTIONS

From our offices in Crendon Street proceed up the hill and turn right into Totteridge Road. Take the next left into Peterborough Avenue and left again into Rectory Avenue. Southbourne House can be found on the right-hand side at the end of the road.

ADDITIONAL INFORMATION

Leasehold; 166 Years remaining: Service Charge; £1679.95 Per annum: We are advised that there is no Ground Rent payable.

COUNCIL TAX

Band C

EPC RATING

C

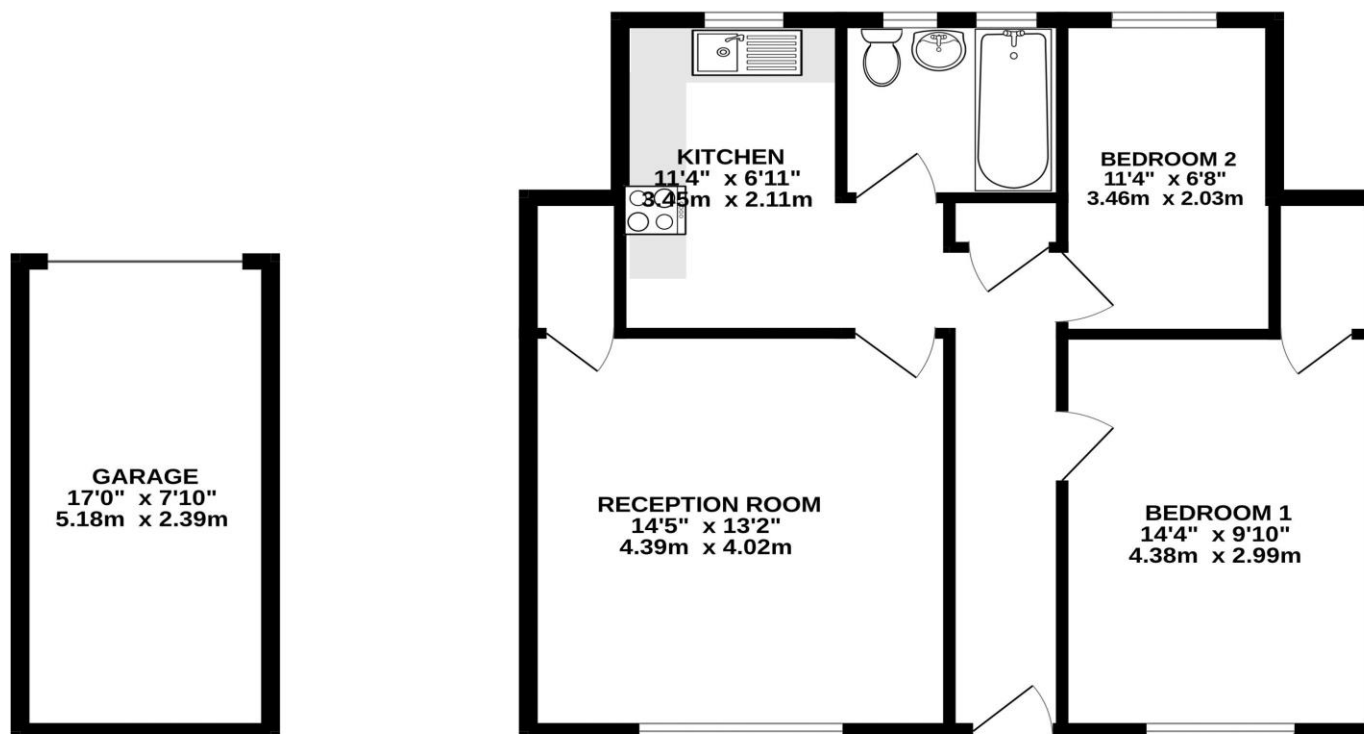
MORTGAGE

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.

798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership