



Micklefield Road, High Wycombe, Buckinghamshire, HP13 7HT

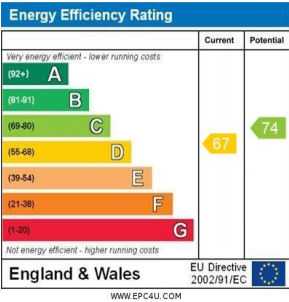
*Spacious and well-presented first floor apartment offered with vacant possession*

| Spacious and Well Presented First Floor Flat | Situated in a Popular and Convenient Location on the East Side of High Wycombe | Entrance Hall | Landing | Lounge with Bay Window | Modern Kitchen | Two Good Size Bedrooms | Bathroom with White Suite | Gas Central Heating | Double Glazing | Private Garden | Off Street Parking | Vacant Possession | Viewing Recommended |

Situated on the east side of High Wycombe, we are delighted to offer this spacious and well presented two-bedroom first floor flat which is offered with no onward chain and comes with its own private garden and off-street parking. The property has a large lounge with bay window, a modern kitchen, two good size bedrooms and a bathroom with white suite. In addition, it benefits from gas central heating and double glazing. Viewing is recommended.

**Price... £249,950**

**Leasehold**



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### LOCATION

The property is located in close proximity to local schools and shops which cater for most day to day needs and also close by are a number of larger supermarkets, food outlets, gymnasium and DIY stores. There is a regular bus route into the main town centre of High Wycombe which has a vast array of shops and hospitality venues and a mainline rail link to London Marylebone.

### DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and on reaching the traffic lights at the Wycombe Retail Park, turn left into Micklefield Road. Continue for some distance passing over the mini roundabout and continue for approximately a quarter of a mile and the property will be found on the right-hand side.

### ADDITIONAL INFORMATION

Leasehold; 82 Years remaining: Service Charge; £447.58 Per annum: Ground Rent; £10.00 Per annum.

### COUNCIL TAX

Band B

### EPC RATING

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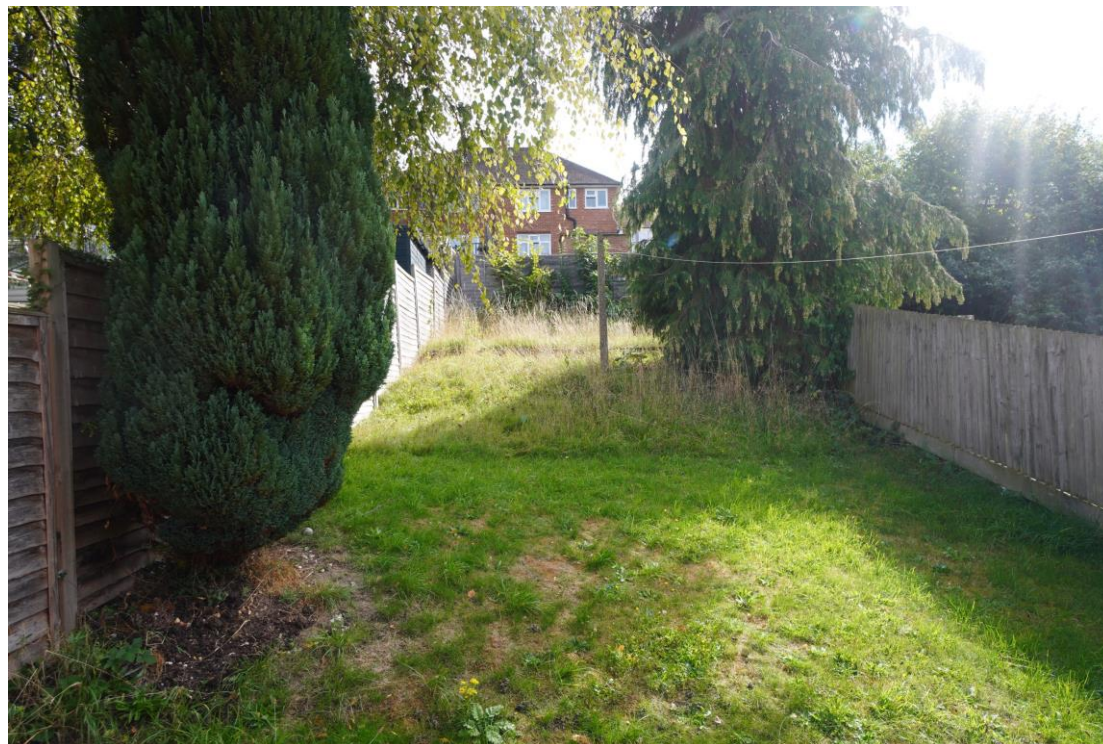
### MORTGAGE

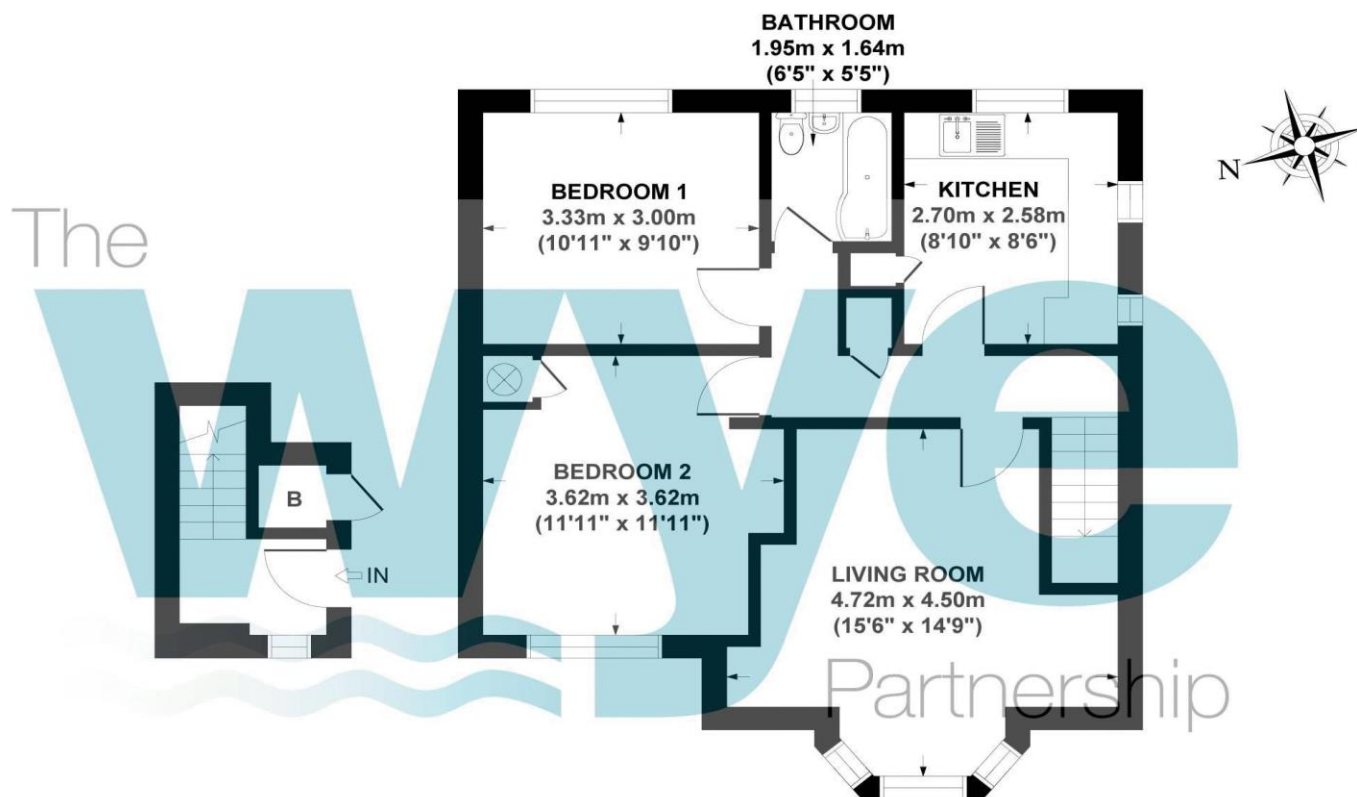
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*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.*

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 4 SQ M / 47 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 58 SQ M / 623 SQ FT

**MICKLEFIELD ROAD, HIGH WYCOMBE, HP13 7HT**  
**APPROX. GROSS INTERNAL FLOOR AREA 62 SQ M / 670 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership