

Southbourne House, Amersham Hill, High Wycombe, Buckinghamshire, HP13 6HJ

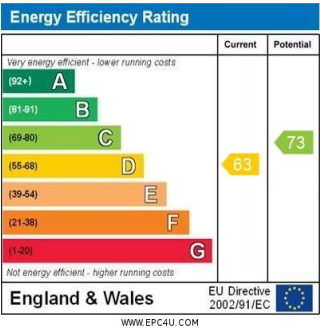
Spacious and well-presented two-storey maisonette in town centre location.

| Spacious Two-Storey Maisonette | Exceptionally Convenient Town Centre Location | Walking Distance of Station | Entrance Hall | First Floor Landing | Lounge/Dining Room with Balcony | Modern Kitchen | Second Floor Landing | Two Generous Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Communal Gardens | Garage in Block | Long Lease / Viewing Recommended |

Situated just a 'stone's throw' from High Wycombe Railway Station and the town centre, a very well presented two-storey maisonette with well-proportioned accommodation having the benefit of gas central heating and double-glazed windows. There is a balcony from the lounge. a modern fitted kitchen and bathroom, and two generous bedrooms. The property also benefits from having a garage close by. No onward chain and early vacant possession is available.

Price... £265,000

Freehold



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.

COUNCIL TAX

Band C

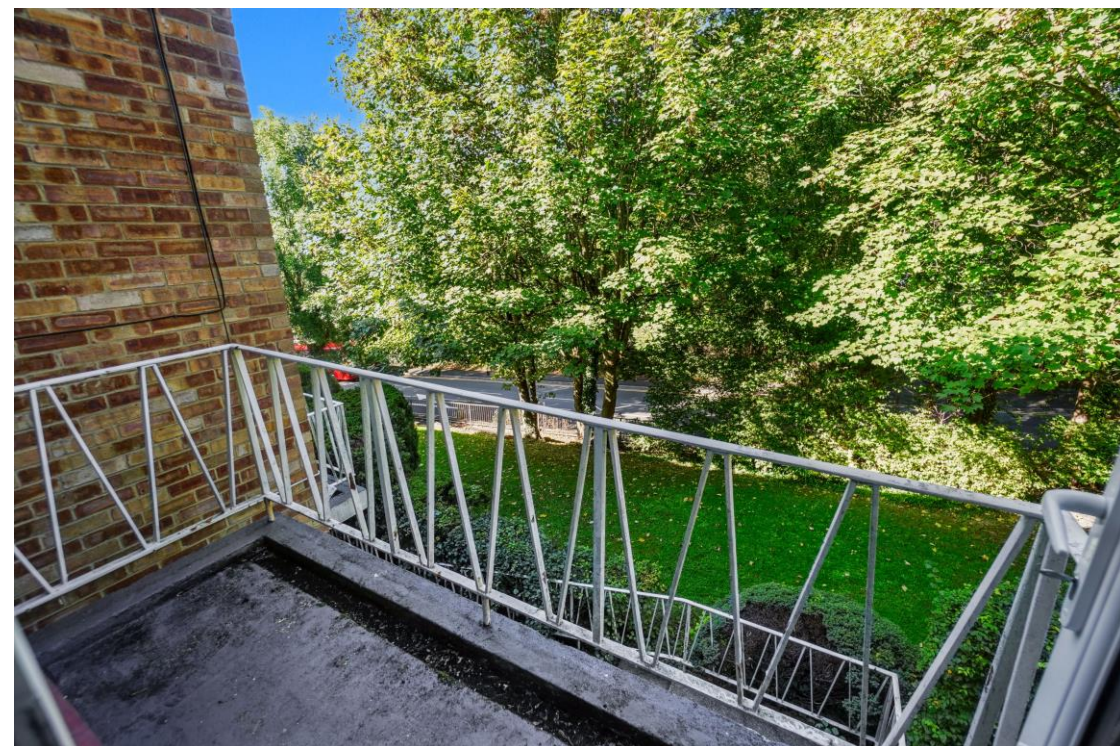
EPC RATING

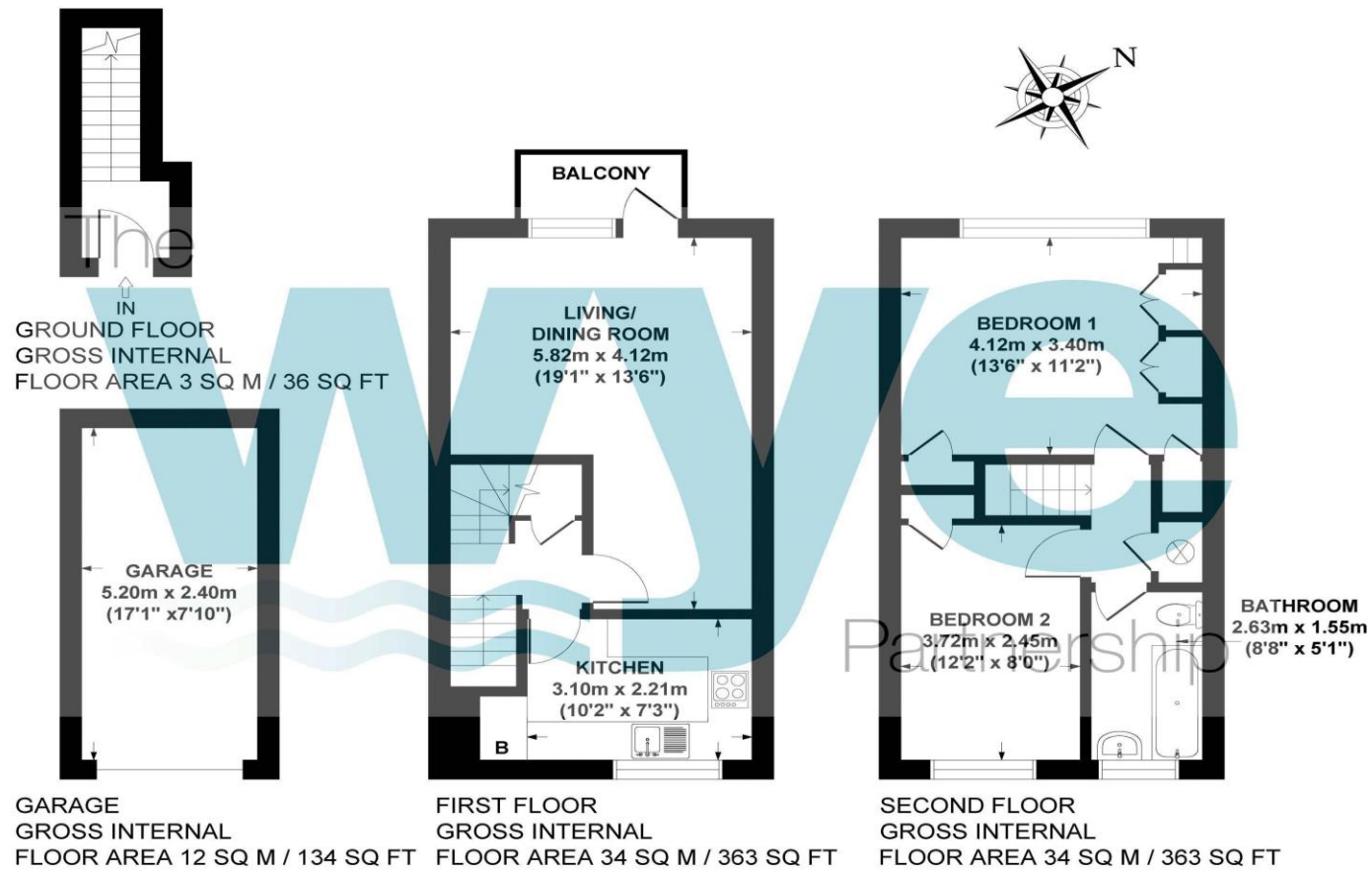
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MORTGAGE

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.





SOUTHBOURNE HOUSE, HIGH WYCOMBE, HP13 6HJ
APPROX. GROSS INTERNAL FLOOR AREA 83 SQ M / 896 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