



Pinions Road, High Wycombe, Buckinghamshire, HP13 7AT

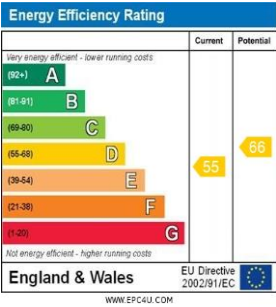
Well-presented first floor flat in an exceptionally convenient location.

| Well-Presented First Floor Flat in an Exceptionally Convenient Location | Communal Hallway with Secure Entry | Entrance Hall | Lounge Opening into Modern Fitted Kitchen | Double Bedroom | Modern Bathroom | Thermostatically Controlled Electric Radiator Heating | Double Glazed Windows | Allocated Parking | Newly Extended lease | Share of Freehold |

Situated in an exceptionally convenient location for all local amenities including major shopping facilities, open parkland and motorway access as well as the town centre and railway station, a very well presented one-bedroom first floor apartment which has a modern fitted kitchen, bathroom and double bedroom that benefits from thermostatically controlled electric radiator heating, double glazing and private off-street parking. The lease will be extended to 999 years on completion and the property is offered with no onward chain.

Price... £174,950

Share of Freehold



LOCATION

A key feature of this apartment is that it is accessible to everything from supermarkets, food outlets, open parks, transport links for both road and rail, availability of public transport and the main town centre.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over the first mini roundabout and on reaching the lights at the next pedestrian crossing, turn left and immediately right into Pinions Road and then left into Spring Gardens Road. Margarets Court is situated on the corner of both roads.

ADDITIONAL INFORMATION

Share of Freehold; Property to be sold with an extended lease upon completion, full details to be confirmed. Current Charges; £62.50 per month for Building Insurance/Maintenance: Peppercorn Ground Rent.

COUNCIL TAX

Band B

EPC RATING

D

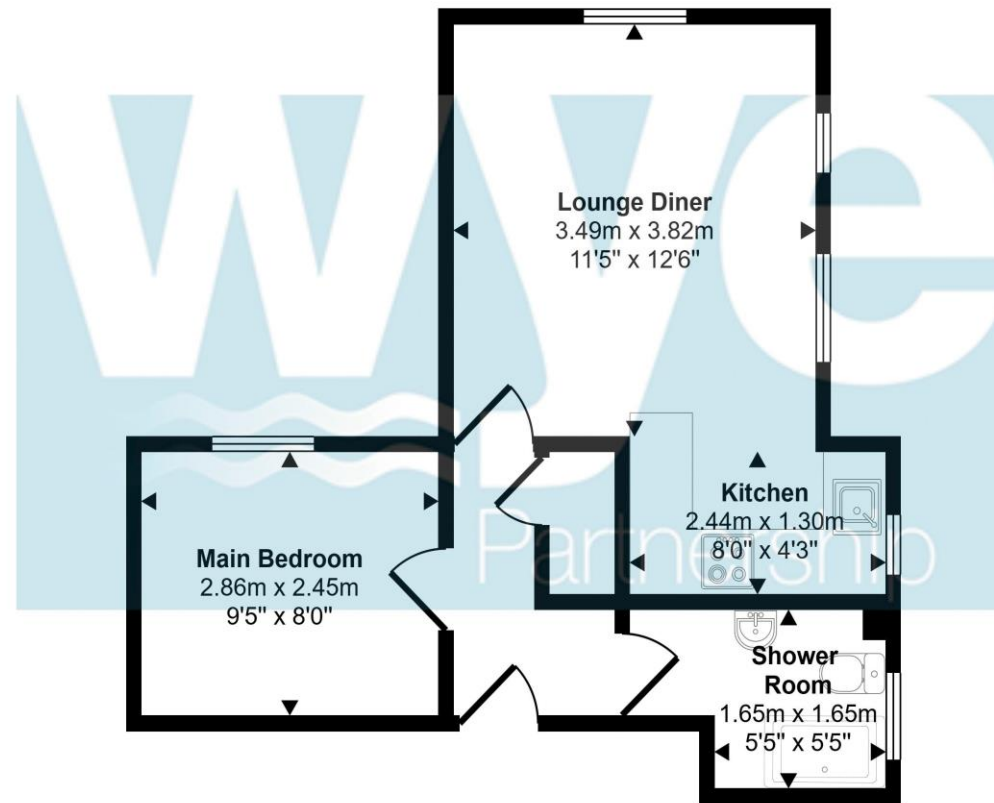
MORTGAGE

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.



Approx Gross Internal Area
33 sq m / 350 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership