



Micklefield Road, High Wycombe, Buckinghamshire, HP13 7HU

A well-presented two-bedroom first floor maisonette with a good size private garden.

| Beautifully Presented First Floor Apartment | Private Entrance | Lounge/Dining Room | Modern Kitchen | Two Double Bedrooms | Gas Central Heating | Double Glazing | Off Road Parking | Private Garden | Low Service Charges | Viewing Strongly Recommended |

A beautifully presented first floor apartment complimented by a delightful private garden. The property has a private entrance with stairs rising to a first-floor landing. There is a large L shaped lounge/dining room, modern kitchen, two double bedrooms with built-in storage cupboards and white bathroom suite. The property has double glazing throughout and is heated by a gas heating system. To the outside there is driveway parking to the front with a delightful enclosed private garden to the rear with a good size lawn and an outlook to a recreational green.

Price... £250,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	77	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



LOCATION

Approximately 2.5 miles East of High Wycombe centre where buses pass the door to town which provides extensive amenities including 30-minute London Marylebone trains as well as direct links to Birmingham and Oxford. Frequent Heathrow buses operate along the A40, which is about a mile away. Local facilities are a few minutes walk as are the vast Kings Woods with walks through to Tylers Green. Junction 3 of the M40 motorway is a 5-10 minute drive and junction 4 is also around 10-minutes away.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two mini roundabouts, pass through the next set of traffic lights and on reaching the traffic lights at the next junction, turn left into Micklefield Road. Continue along Micklefield Road, pass over the mini roundabout and the property will be found on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 119 Years remaining: Service Charge; £288.00 Per annum: Ground Rent; £10.00 Per annum.

COUNCIL TAX

Band B

EPC RATING

C

MORTGAGE

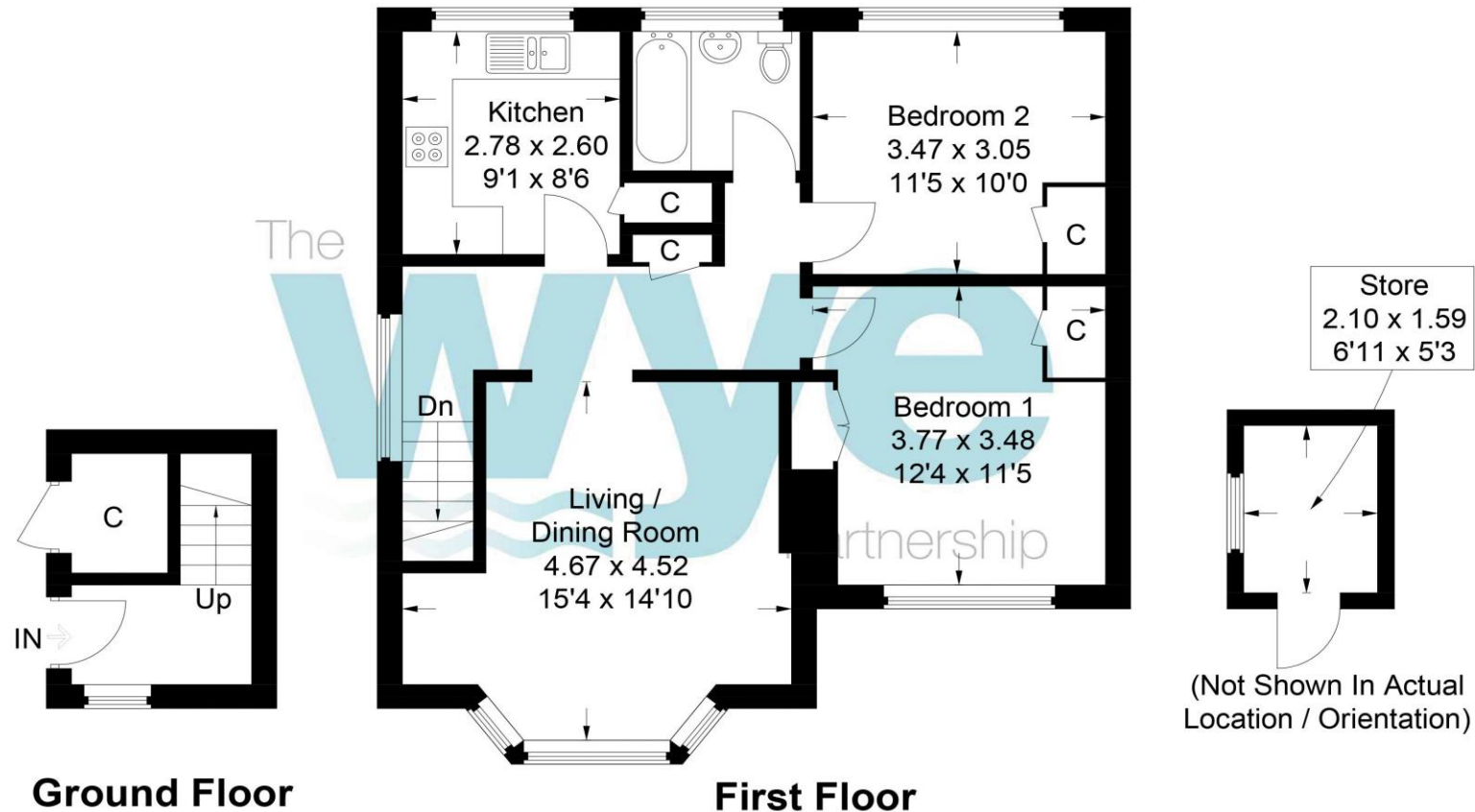
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



275 Micklefield Road

Approximate Gross Internal Area
Ground Floor = 4.2 sq m / 45 sq ft
First Floor = 65.8 sq m / 708 sq ft
Store / External Cupboard = 5.2 sq m / 56 sq ft
Total = 75.2 sq m / 809 sq ft



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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The **wye** Partnership