

Chairborough Road, High Wycombe, Buckinghamshire, HP12 3GZ

We are pleased to offer for sale this two-bedroom top floor apartment located in a small development to the south west side of High Wycombe town centre with excellent access to junction 4 of the M40.

Secure Entry Phone System | Communal Entrance Hall | Stairs To Second Floor Landing | Front Door | Entrance Hall | Lounge/Dining Room | Good Size South Facing Balcony | Modern Refitted Kitchen | Two Bedrooms | Modern Family Bathroom | Gas central Heating To Radiators | Double Glazed Windows | Small West Side Development | Allocated Covered Car Parking Plus Visitor Spaces | Good Order Throughout | Long Lease Term Remaining | Recently Installed Gas Boiler |

We are pleased to offer for sale this two-bedroom top floor apartment, located in a small development to the south west side of High Wycombe town centre with excellent access to junction 4 of the M40. The property has undergone much improvement by the current sellers and has a good size lounge/dining room with access to a large south facing balcony, a modern fitted kitchen and bathroom and two bedrooms. It is heated by gas central heating to radiators, has double glazed windows, allocated undercover car parking, plus additional visitors provision, and a secure entry phone system. Early viewing is advised.

Price... £215,000

Leasehold

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



LOCATION

Part of a modern style development just over one mile West of High Wycombe centre which has a diverse range of amenities and within easy reach of multiple supermarkets, bars and restaurants. The town offers a bus terminus with regular Heathrow service and a railway station with direct trains into Marylebone (25 mins). The M40 junction 4 is approximately a 5–10 minute drive.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 West Wycombe Road towards Oxford. Having passed the BP filling station on the left, turn left into Desborough Park Road. Proceed over the traffic lights and turn left at first the mini roundabout into Copyground Lane. At the next mini roundabout turn right into Chairborough Road and Vipont Court will be seen shortly on the left.

ADDITIONAL INFORMATION

Leasehold; 81 Years remaining: Service Charge; £1464.00 Per annum: We are advised that there is no Ground Rent payable.

COUNCIL TAX

Band C

EPC RATING

C

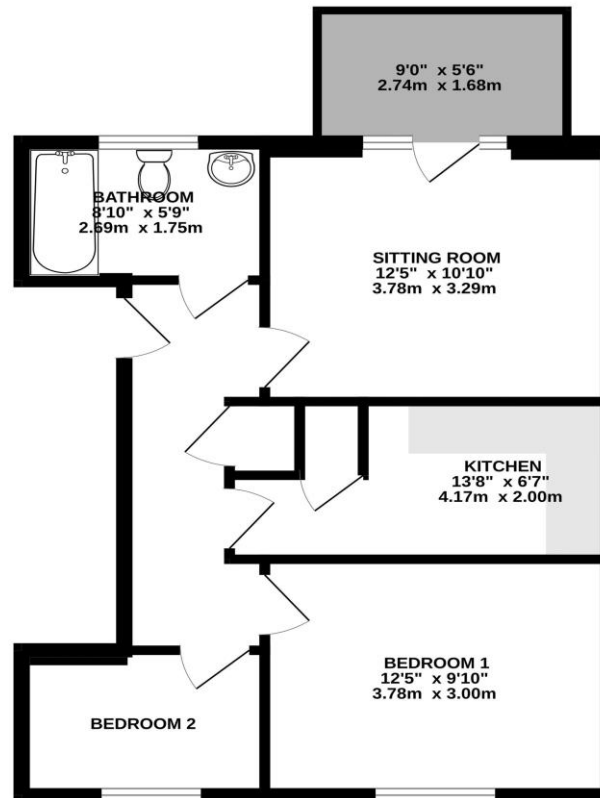
MORTGAGE

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.



533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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