



Buckingham Place, Bellfield Road, High Wycombe, Buckinghamshire, HP13 5HW

We are delighted to offer for sale this immaculate two-bedroom top floor apartment located in a popular development a few minutes walk from the town centre and railway station.

Video Secure Entryphone System | Communal Entrance Hall | Stairs To Top Floor Landing | Front Door | Entrance Hall | Good Size Lounge | Open Plan To Modern Kitchen With Fitted Appliances | Two Bedrooms | Modern Fitted Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | Electrically Operated Black Out Blinds | Long Lease Remaining | Allocated Parking | Immaculate Order Throughout | Short Walk To Town Centre And Railway Station |

We are delighted to offer for sale this immaculate two-bedroom top floor apartment located in a popular development a few minutes walk from the town centre and railway station. Part of a quality conversion some 7 years ago, the property is in immaculate condition throughout, it is heated by gas central heating to radiators has double glazed windows, some of which offer electrically operated black out blinds. The modern fitted kitchen includes integral appliances, there are two bedrooms and a modern fitted shower room. Accessed by secure video entry system the property also offers allocated parking. The sellers are hoping to buy a new home so the property will offer no upper chain.

Price... £200,000

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

Located a few minutes stroll from the town centre, the apartment is just a short walk from a variety of shops, restaurants, and local amenities. Excellent transport links are close by, with both the mainline train station and bus station within easy reach, making this an ideal property for commuters and those seeking a vibrant town centre lifestyle.

DIRECTIONS

From our office head out of town over the Abbey Way flyover, go straight across the first roundabout and then turn right at the next set of lights, take the first turning left by Matalan, this will bring you to the rear of Buckingham Place where the property can be found in building number 8.

ADDITIONAL INFORMATION

Leasehold; 118 Years remaining; Service Charge; £1300.00 Per annum; Ground Rent; £215.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

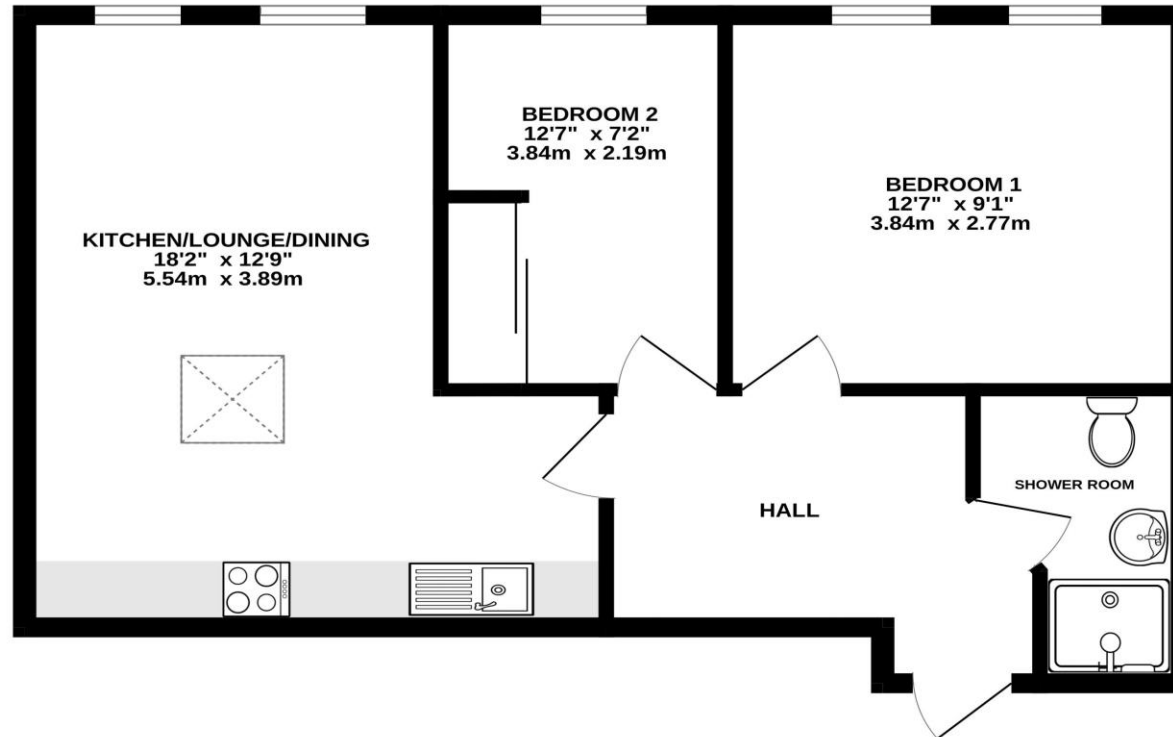
C

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.





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