

A wide-angle photograph of a property landscape. In the foreground, a green lawn slopes down from the left, with a small wooden picnic table and a young tree. A grey-roofed building is partially visible in the bottom right. The middle ground is filled with a dense forest of trees with green and yellowing leaves. In the background, a residential development is visible on a hill under a blue sky with scattered clouds.

13 Green Hill Gate, High Wycombe, Buckinghamshire, HP13 5QQ - £229,950

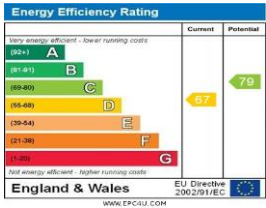
A two-bedroom top floor apartment offering spacious accommodation and enjoying stunning valley views.

| Well Presented Top Floor Apartment | Communal Entrance With Security Entry | Entrance Hall | Living Room | Large Kitchen | Two Double Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Private Outside storage | Residents Car Parking | Long Lease |

A spacious top floor floor apartment in this popular development offering convenient access to the town centre. The property enjoys delightful far-reaching views and has lovely communal gardens that back onto allotments to the rear. The property can be accessed via a communal entrance with a security entry system with stairs to the top floor, entrance hall, a large living room, kitchen/dining room, two good size bedrooms and bathroom. Heated via a gas central heating system to radiators with double glazing throughout. The property has a car park for residents.

Price... £229,950

Leasehold



LOCATION

The property is situated approximately one mile from the town centre of High Wycombe and as such has access to a wide variety of shopping, leisure and hospitality facilities as well as transport links to London and Birmingham by train, extensive bus routes and motorway links.

DIRECTIONS

From our offices in Crendon Street ascend the A404 Amersham Hill and turn left at the first set of traffic lights into Hamilton Road. Follow the road round and take the first turning on the right into The Ridgeway and then first left into Green Hill. Descend the hill and Green Hill Gate can be found on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 140 Years remaining: Service Charge; £1706.00 Per annum: We are advised that there is no Ground Rent.

COUNCIL TAX

Band B

EPC RATING

D

MORTGAGE

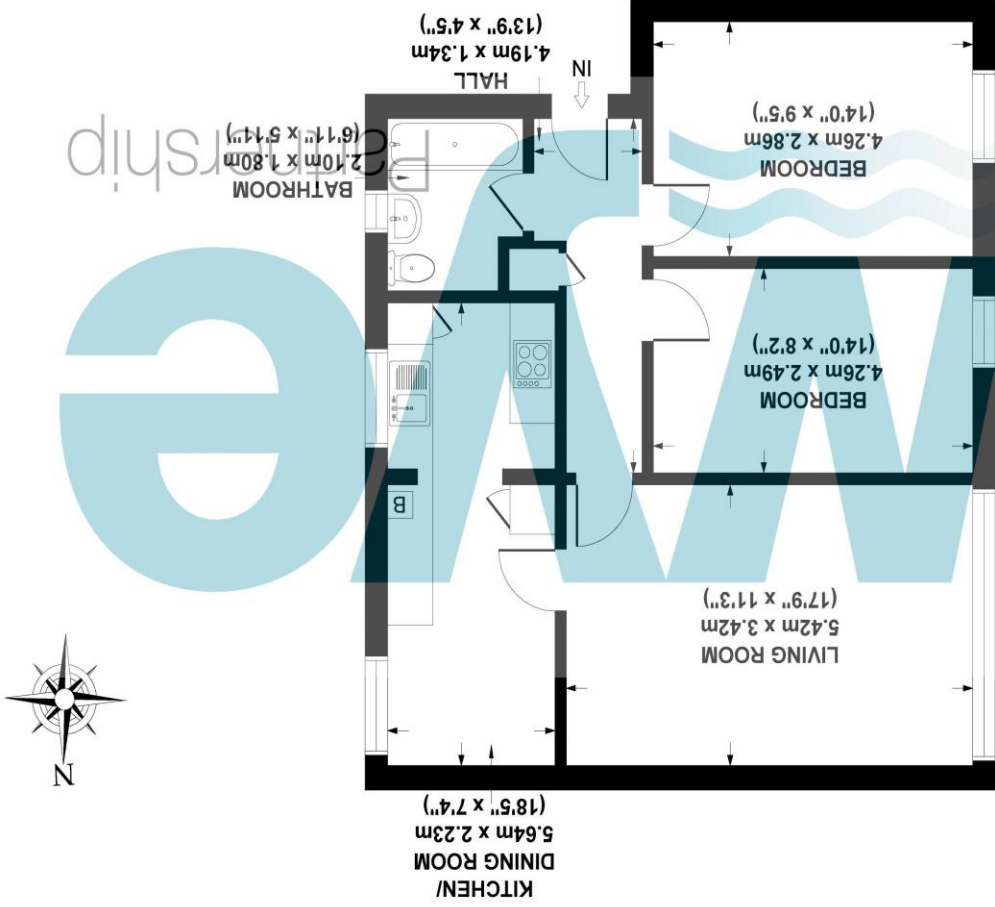
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



GREEN HILL GATE, HIGH WYCOMBE, HP13 5QQ
APPROX. GROSS INTERNAL FLOOR AREA 67 SQ M / 717 SQ FT

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FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE