



17 Principle House, High Wycombe, Buckinghamshire, HP13 5HF - £245,000

A modern spacious second floor apartment in a sought-after location.

| Security Entry | Communal Hall | Entrance Hall | Open Plan Lounge and Kitchen with Balcony | Two Double Bedrooms | Modern Fitted Bathroom | Gas Central Heating | Double Glazing | Communal Grounds | Allocated Residents Parking | Convenient Location | Viewing Recommended |

Situated on the highly regarded Kingshill Grange development and presented in good decorative order, a delightful, stylish top floor apartment which benefits from double glazing and gas central heating and has a light and airy open plan lounge with modern kitchen and balcony, two double bedrooms with fitted wardrobes and a modern fitted bathroom. The grounds are communal; there is allocated parking and viewing is essential.

Price... £245,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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

Situated just a mile and a half from the town centre and railway station within a modern sought after development. There are local convenience stores such as Tesco Express within walking distance for day-to-day needs and a regular bus service runs close by giving easy access to the town centre. Being reasonably close to the town centre the property also enjoys being adjacent to lovely countryside.

DIRECTIONS

From our office in Crendon Street, ascend the hill continuing on to Amersham Hill and then Amersham Road. Proceed through two sets of traffic lights and on reaching the mini roundabout turn left into Kingshill Road. On reaching the next roundabout turn left again into Kingshill Drive and proceed for a short distance where the Principal House will be found on the left.

ADDITIONAL INFORMATION

Leasehold: 116 Years remaining: Service & Ground Rent Charge; £110.02 Per month.

COUNCIL TAX

Band C

EPC RATING

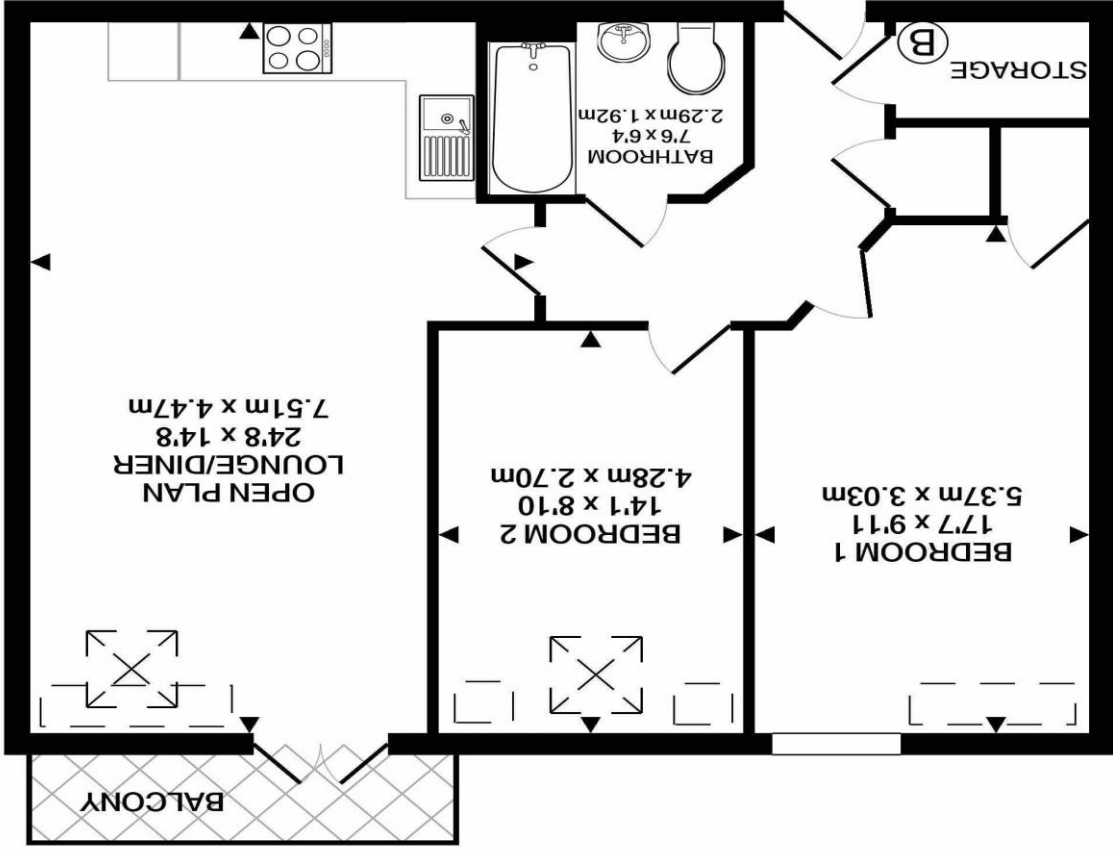
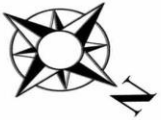
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MORTGAGE

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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