

14 Rutland Lodge, High Wycombe, Buckinghamshire, HP11 2FS - £229,950

An exceptional apartment in an exclusive town centre development.

| Exceptional Second Floor Apartment in Exclusive Development | Situated in the Heart of the Town Centre | Communal Hall with Secure Entry | Entrance Hall with Utility Cupboard | Lounge/Dining Room with Door to South Facing Private Balcony | Modern Fitted Kitchen with Appliance | Double Bedroom with Fitted Wardrobes | Modern Fitted Bathroom | Gas Central Heating | Double Glazing | Secure Parking | Remainder of NHBC Warranty | Viewing Strongly Recommended |

We are delighted to offer this high specification apartment situated in an exclusive block of just 15 apartments in the heart of the town centre. The modern accommodation is superbly presented, the double bedroom has fitted wardrobes, the lounge has doors to a private balcony, and the kitchen and bathroom are well equipped with modern fittings. There is secure allocated parking, the remainder of a 10-year NHBC warranty and a long lease. The location is exceptional being just a stones throw from all the town centre amenities including the train station. Viewing recommended.

Price... £229,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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		

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LOCATION

Being located in the heart of the town centre the property is a 'stones throw' from Eden Shopping Centre with a vast array of retail outlets, restaurants, leisure and hospitality facilities and the bus terminal providing excellent transport links as well as the mainline railway station. The 50-acre Rye Park is walkable and junction 4 of the M40 is less than 5-minutes drive.

DIRECTIONS

From the multi roundabouts in the town centre, proceed on to the Abbey Way flyover and take the first exit on to Lily's Walk. Follow the road round to the left onto Suffield Hill and Rutland Lodge will be found on the right-hand side on the corner of Suffield Road. The parking area for the apartment is off of Rutland Street and to access turn right into Suffield Road and immediately right into Rutland Street and the entrance is on the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 147 Years remaining; Service Charge; £1100.00 approx per annum; Ground Rent; £230.00 Per annum.

COUNCIL TAX

B

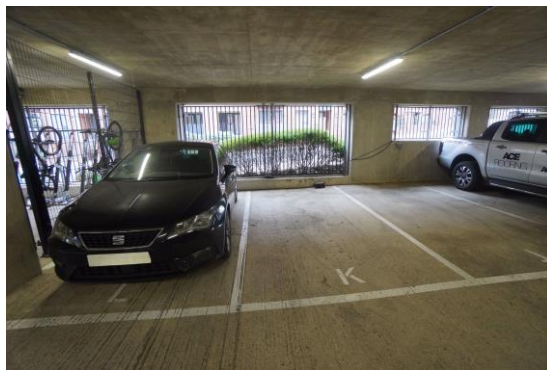
EPC RATING

C

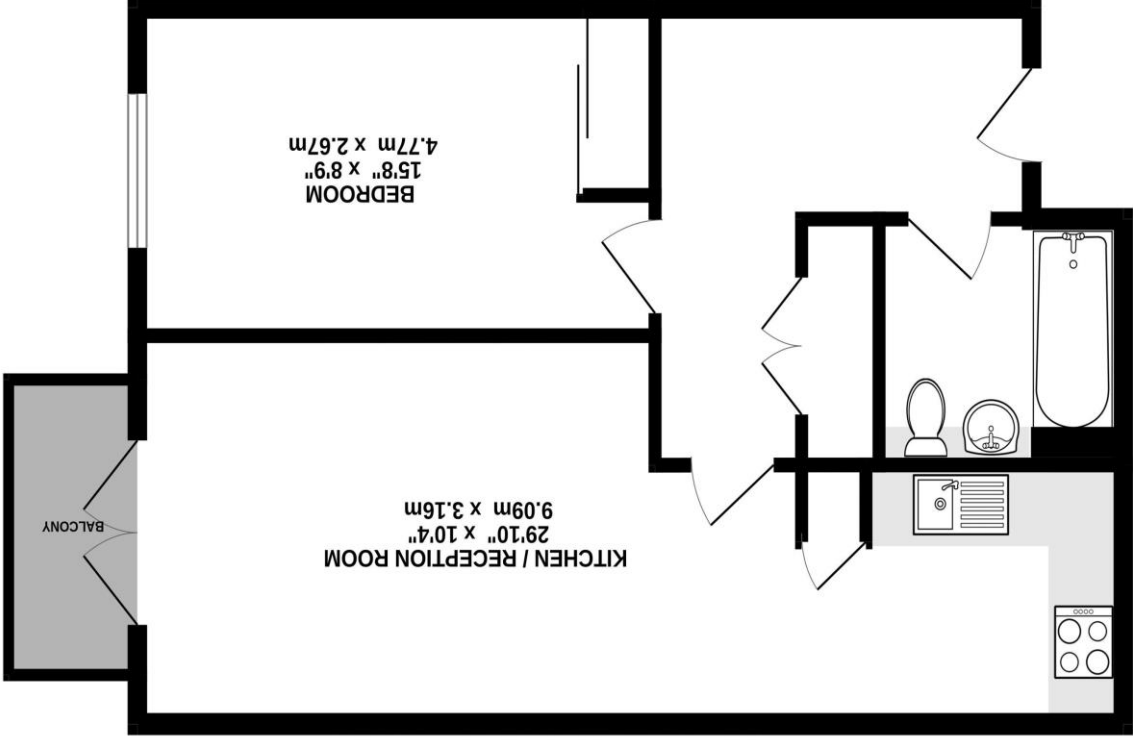
MORTGAGE

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 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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