



58 Aspen Court, High Wycombe, Buckinghamshire, HP13 7YG - £260,000

A very good size two-bedroom penthouse apartment in a highly regraded residential development on the East Side Of High Wycombe close to the M40 motorway and retail park.

Secure Entryphone System | Communal Entrance Hall | Own Private Landing Area | Front Door | Large Entrance Hall | Generous Lounge/Dining Room | Open Plan Modern Fitted Kitchen Including Appliances | Modern Bathroom With Additional Store Room | Two Double Bedrooms Master With Extensive Range Of Built In Wardrobes | Balcony With Far Reaching Views | Electric Under Floor Heating | Double Glazed Windows | Allocated On Site Car Parking | Good Condition Throughout | Penthouse Apartment | Popular Residential Development | Good Access To Retail Park & M40 Motorway | Loads Of Storage Throughout | Must Be Seen Internally |

A very good size two-bedroom penthouse apartment in a highly regarded residential development on the East Side Of High Wycombe close to the M40 motorway and retail park. Presented in good order throughout the property has a secure entry phone system, its own private landing area, electric under floor heating, double glazed windows, a modern fitted kitchen, a good size bathroom with walk in storeroom, two double bedrooms with a vast range of built in wardrobes to the master and balcony with far reaching views. Unusually for an apartment the property has more storage than you would find in many three-bedroom houses. Externally there are communal gardens and allocated on site car parking. We highly recommend viewing of this fantastic penthouse loft apartment.

Price... £260,000

Leasehold

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



LOCATION

Ideally situated for access to junction 3 of the M40 motorway and across the road from Kingsmead playing fields. The retail park with its wide variety of shopping and food outlets is a short walk away and High Wycombe town centre is just two miles away with its main line railway station serving London Marylebone in under half an hour. Junction 4 of the motorway is also a short drive away.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and then pass through four sets of traffic lights. On reaching the fifth set of lights, turn left into Gomm Road, then take the third turning on the right into Freer Crescent (second turning into Freer Crescent).

ADDITIONAL INFORMATION

Leasehold; 83 Years remaining: Service Charge; £1000 Per annum: Ground Rent; £350 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 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 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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TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.

