

A photograph of a three-story red brick residential building with a grey tiled roof, white-framed windows, and a central entrance with a small white porch. A white car is parked in front, and a blue car is partially visible on the left. The sky is blue with some clouds.

15 Wellesbourne House, High Wycombe, Buckinghamshire, HP13 5NF

A well-appointed, spacious and well-presented first floor apartment in popular location.

| Well Appointed and Nicely Presented First Floor Apartment | Sought After Location Close to Open Countryside | Communal Hall with Secure Entry | Entrance Hall | Lounge/Dining Room with Open Plan Fitted Kitchen | Principle Bedroom with En Suite Shower Room | Double Guest Bedroom and Bathroom | Large Balcony | Gas Central Heating | Double Glazing | Allocated Parking | Communal Gardens | No Chain - Viewing Recommended |

A spacious & well-presented first floor apartment situated on a modern, popular development which is close to open countryside yet just 1.5 miles from High Wycombe Station and the town centre. Communal hall with secure entry, entrance hall, striking 24'5 sitting/dining with open plan kitchen, principle bedroom with an en suite shower room, double guest bedroom and bathroom, large balcony, double glazing and gas central heating. There is allocated parking and communal gardens. No onward chain - Viewing strongly advised.

Price... £259,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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

Wellesbourne House is situated just a few hundred yards from beautiful countryside walks, yet only 1.5 miles North of High Wycombe centre which provides extensive amenities for shopping, entertainment, leisure and hospitality as well as a mainline rail link to London and Birmingham and a bus terminus with frequent buses to outlying locations, including Heathrow. M40 junctions 3 and 4 are within ten minute's drive. The Royal Grammar School is within walking distance as well as convenience stores that provide for day to day needs.

DIRECTIONS

Leave High Wycombe town centre on the A404 Amersham Hill continuing into Amersham Road. Pass through two sets of traffic lights and take the second turning left in to Kingshill Road. At the mini roundabout turn left in to Kingshill Drive. Kingshill Crescent is the first turning on the right and Wellesbourne House will be found immediately on the left.

ADDITIONAL INFORMATION

Leasehold; 125 Years from 2010: Service Charge; £1880.00 Per annum: Ground Rent; £250.00 Per annum

COUNCIL TAX

Band C

EPC RATING

B

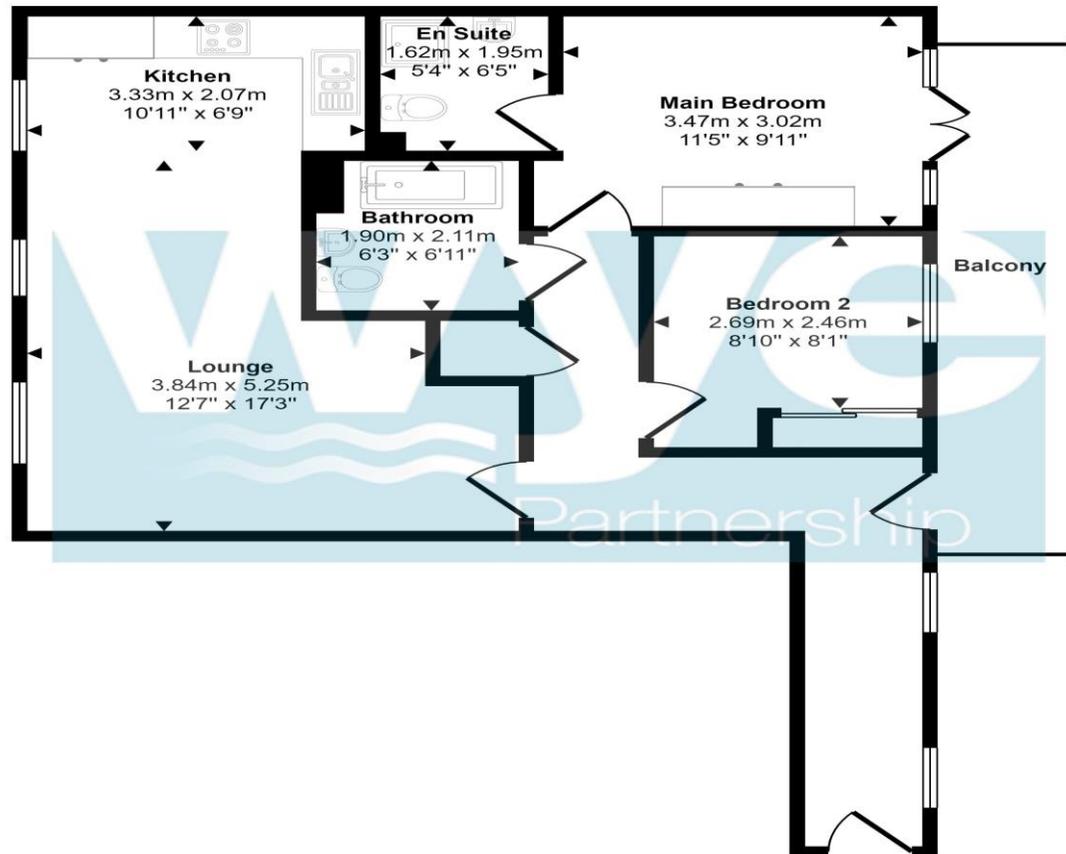
MORTGAGE

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.



Approx Gross Internal Area
70 sq m / 751 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership