



wye
Partnership
wyes.co.uk
FOR SALE
01494 451 300

Flat 4, Whitelands Road, High Wycombe, Buckinghamshire, HP12 3EL

A top floor studio apartment to the South West of High Wycombe offered with an extended lease and no onward chain.

| Top Floor Studio Apartment | South West of High Wycombe | Communal Entrance | Entrance Hall | Kitchen | Living Room/Bedroom | Bathroom | Double Glazing | Electric Heating | Large Private Storage Cupboard | Communal Gardens | Residents Car Parking | Extended Lease | No onward Chain |

A recently redecorated top floor studio apartment to the South West of High Wycombe offering convenient access to the M40 at J4 and town centre. In brief the accommodation comprises; communal entrance hall, entrance hall, kitchen, living room/bedroom, bathroom, electric heating, double glazing, Large Storage Cupboard | communal gardens, residents car parking. The property benefits from an extended lease and no onward chain.



Price... £110,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated approximately 1.5 miles West of High Wycombe centre with 25 minute London Marylebone trains and frequent Heathrow buses. Within easy reach of local facilities and the town's secondary shopping area of Desborough Road with a diverse range of amenities and within easy reach of multiple supermarkets. Buses to town within a few minutes walk and M40 junction 4 an approximate 5-10 minute drive.



DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and pass the BP petrol station and take the next left into Desborough Park Road. Follow the road along the continue straight through the traffic lights and then straight across the first mini-roundabout. At the second mini-roundabout bear right into Whitelands Road and the property can be found on the right hand side.

ADDITIONAL INFORMATION

Leasehold; 168 Years Remaining; Service Charge; £385.00 Per Annum; Ground Rent; £310.00 Per Annum

COUNCIL TAX

Band B

EPC RATING

D

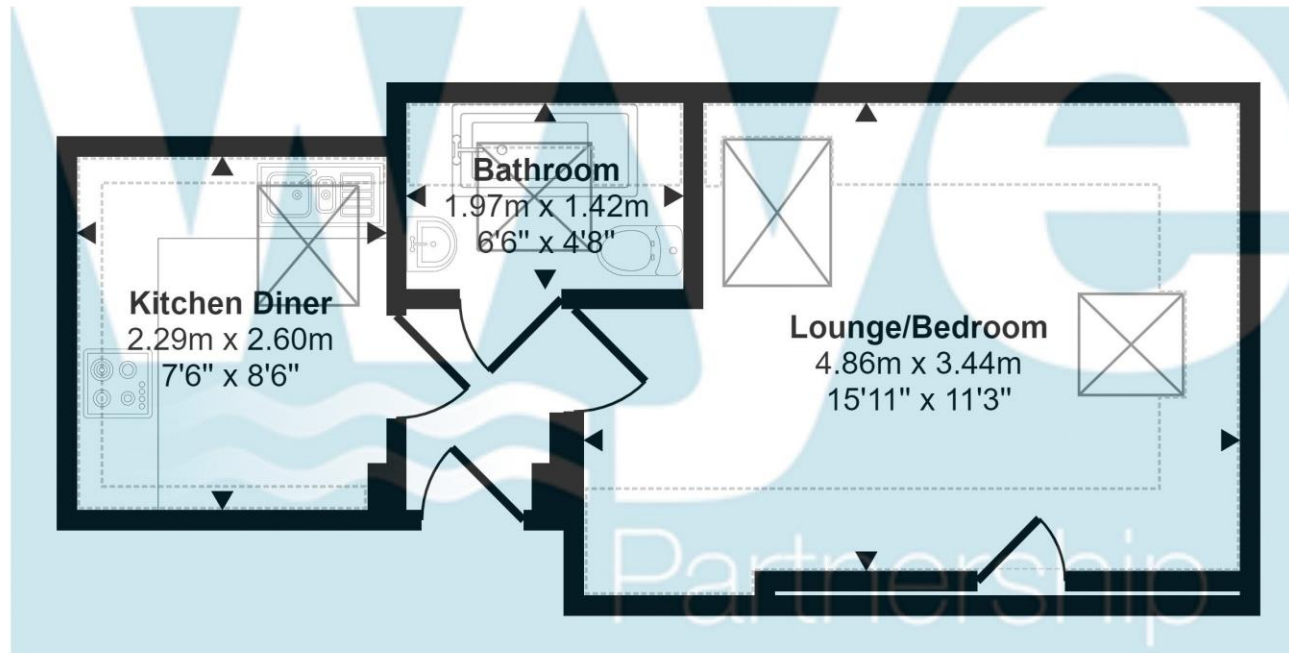
MORTGAGE

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.

Approx Gross Internal Area
28 sq m / 299 sq ft



Floorplan

 Denotes head height below 1.5m

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