

St. Hughs Avenue, High Wycombe, Buckinghamshire, HP13 7TZ

*A well-presented apartment offering spacious well-balanced accommodation with private outside space.*

Communal Entrance Hall | Secure Entry Phone System | Entrance Hall | Good Size Lounge/Dining Room | Private Balcony | Fitted Kitchen | Two Double Bedrooms | Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Resident Car Parking |

A delightful ground floor apartment which is offered for sale in good decorative order. A security entry system gives access to a communal hallway with front door to the entrance hall. (Please note that if accessing from the rear of the development there are two flights of stairs.) There are two double bedrooms and a white bathroom suite with overhead shower. The lounge/dining room is a good size with double glazed doors opening to a private terrace/balcony. The kitchen is well equipped with a built in gas hob and electric oven. The property is double glazed throughout and has gas fired central heating to radiators. There is resident parking for the flats.

**Price... £220,000**

*Leasehold*

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



## LOCATION

Approximately 1.2 miles from High Wycombe centre with local shops and buses in to the town pass close by. Town centre offering 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large Kingsmead and Rye parks about a 5 minute drive. Two M40 junctions are less than ten minutes drive.

## DIRECTIONS

From the town centre ascend the A404 Amersham Hill and continue to the top and at the second mini-roundabout turn right into Totteridge Lane. Continue along Totteridge Lane over two mini-roundabouts, at the third turn left into Hicks Farm Rise. Follow the road down and take the first turning on the right into St Hughs Avenue. Continue along the road and the property can be found on the left-hand side identified by a Wye Residential For Sale board.

## ADDITIONAL INFORMATION

Leasehold; 189 Years from 1 January 2007:  
Service Charge; £2376.00 Per annum: Ground Rent; £10.00 Per annum

## COUNCIL TAX

Band C

## EPC RATING

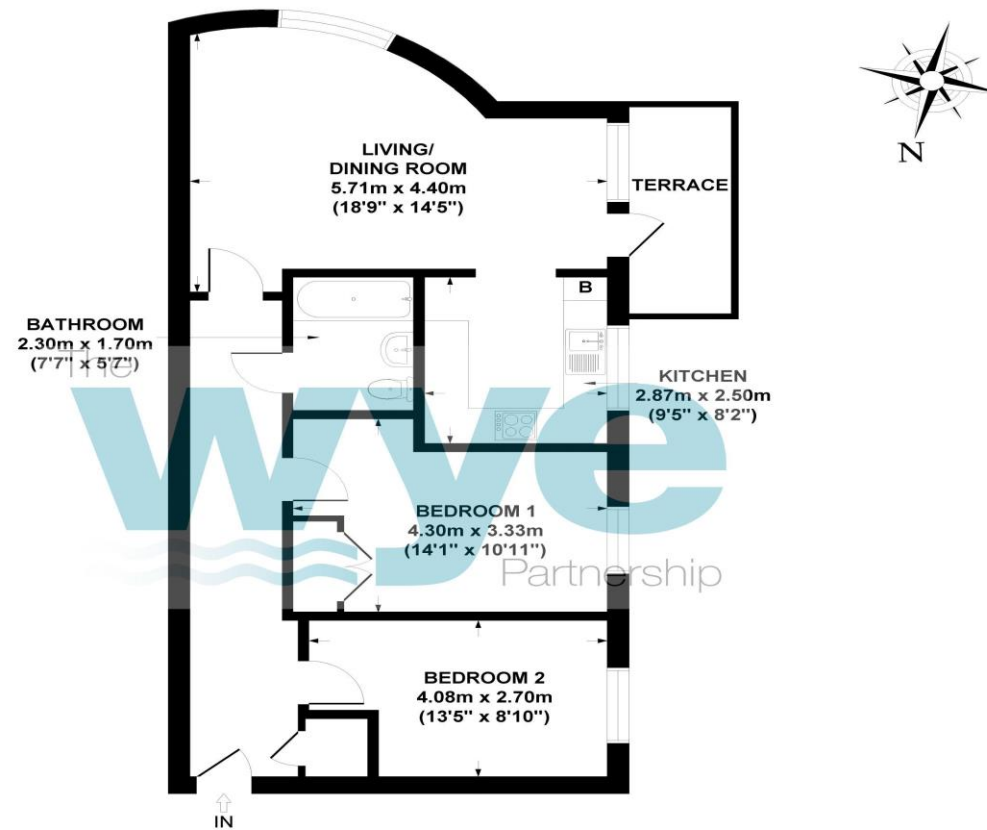
B

## 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.*





GROSS INTERNAL  
FLOOR AREA 70 SQ M / 753 SQ FT

**HUGHES AVENUE, HIGH WYCOMBE, HP13 7TZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 753 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
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wyeres.co.uk

The **wye** Partnership