

The **Frost** Partnership

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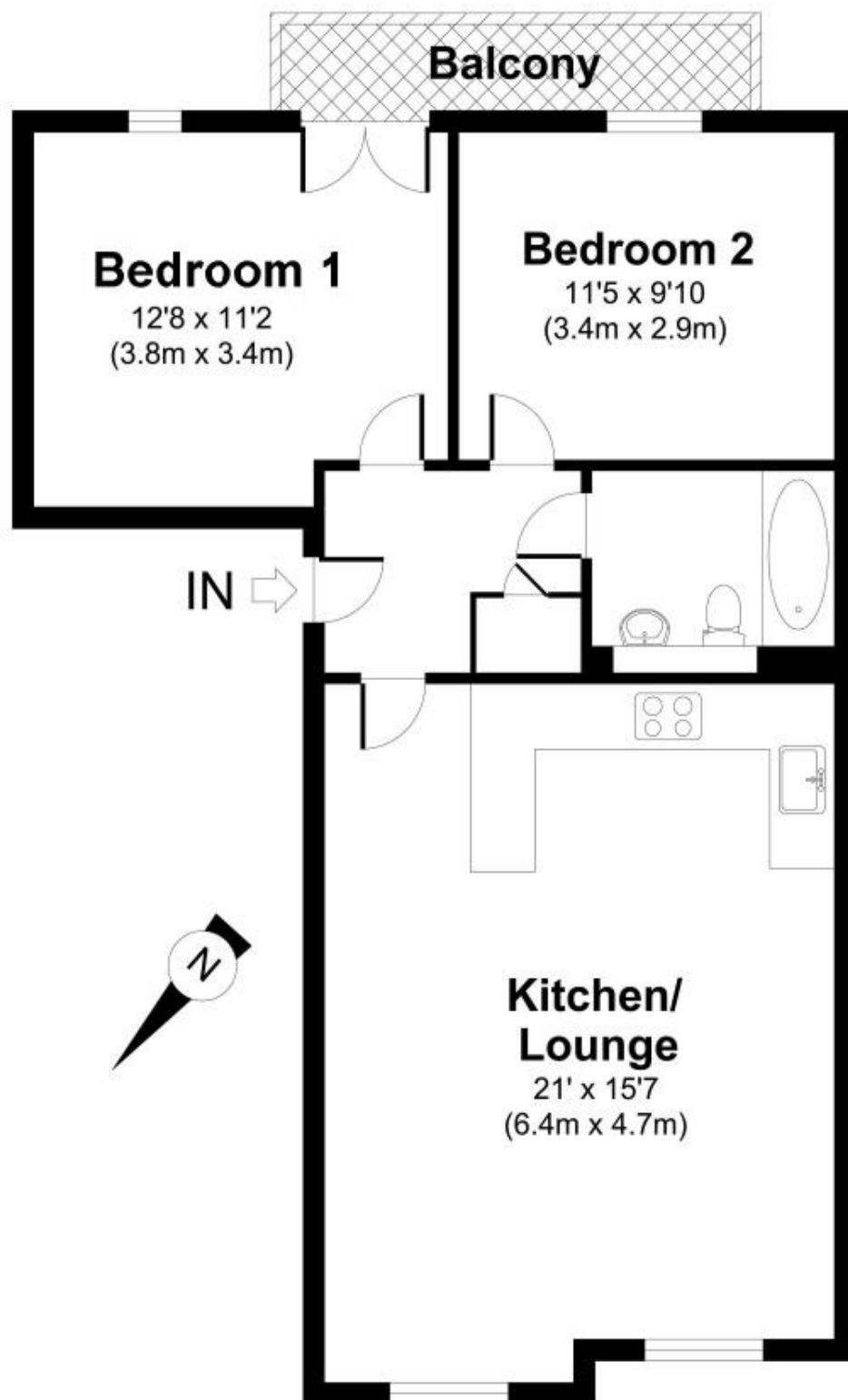
33 Hayters Lodge, Freer Crescent, High Wycombe, Buckinghamshire, HP13 7QZ

£1,050 - Monthly



- **TWO Double Bedrooms**
- **BALCONY / Communal GARDEN**
- **TOP FLOOR / UNFURNISHED**
- **PARKING Underground**
- **OPEN PLAN Kitchen and Living**
- **AVAILABLE End of JUNE**

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Hayters Lodge, HP13 7QZ

APPROX. GROSS INTERNAL FLOOR AREA 678 SQ FT / 63 SQ M.

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Property Description

A large impressive **TWO DOUBLE BEDROOM**, top floor apartment located in a popular location. The property has a **BALCONY** off the master, bathroom, open plan large living space comprising kitchen, living and dining area. The property benefits from high ceilings, allocated and secure underground **PARKING**, communal **GARDEN** and entry phone system. Easy access to High Wycombe town centre with a range of shops and mainline train station to London Marylebone and close to M40. Internal viewing is highly recommended to appreciate the size and quality of this fantastic apartment. **AVAILABLE END OF JUNE /UNFURNISHED, sorry NO PETS.**

Communal Entrance

With entry phone system and CCTV. Communal stairway to top floor flat.

Wooden Front Door

Leading to entrance hall.

Entrance Hall

Doors to all rooms and door to storage cupboard.

Open plan kitchen and living area 20'8 (6.3m) x 15'3 (4.65m)

Living Area Two double glazed windows to front aspect. Under floor heating with separate thermostat, TV points and power points, **Kitchen Area** Fitted with a range of floor and wall mounted kitchen cabinets with contrasting work surfaces, NEW built in oven and hob with extractor hood over, washing machine and fridge/freezer, breakfast bar, wood flooring.

Bedroom One 12'6 (3.81m) x 11'2 (3.4m)

Double glazed window to rear aspect and double glazed doors onto balcony. TV points, telephone point, under floor heating with separate thermostat.

Balcony

Overlooking the communal gardens with light.

Bedroom Two 11'4 (3.45m) x 9'7 (2.92m)

Double glazed window to rear aspect. Underfloor heating with separate thermostat, TV point.

Bathroom 7'4 (2.24m) x 6'3 (1.91m)

Extractor fan, suite comprises low level WC, wash hand basin, bath with shower over, under floor heating with separate thermostat, wood laminate flooring.

Outside

Communal garden

Mainly laid to lawn.

Under ground parking

Allocated parking for one car plus visitor parking.

Agents note

Energy Efficiency Rating - E. Please contact us for a full copy of the Energy Performance Certificate (EPC).

VIEWING:

Via The Frost Partnership, Acorn House, Flackwell Heath

Telephone: 01628 532777 Email: flackwellheath@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.