

CRENDON **H**OUSE

Est. 1971



**65 Wye Gardens, Fryers Lane, High
Wycombe, Buckinghamshire, HP12 3DU**

£210,000 - Leasehold

Situated within a popular gated development, this spacious two-bedroom first-floor apartment offers modern accommodation conveniently located for High Wycombe town centre and surrounding amenities. The property benefits from two generous bedrooms, an en-suite shower room, open-plan living accommodation and allocated parking. The accommodation is accessed via an entrance hallway providing access to the principal rooms. The main living area is a bright and spacious open-plan kitchen, dining and living room, offering ample space for lounge furniture and a dining table. The kitchen is fitted with a range of contemporary units and provides a practical layout with plenty of worktop and storage space. There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remainder of the accommodation. Further benefits include gas central heating and double glazing throughout. Outside, the property forms part of an attractive gated development with the convenience of allocated residents' parking. Offering spacious and practical accommodation in a convenient location, this apartment would make an excellent purchase for first-time buyers, investors or those looking to downsize. The seller can arrange a lease extension for a modest additional cost above the asking price. Please enquire for further information.

Lease Details –

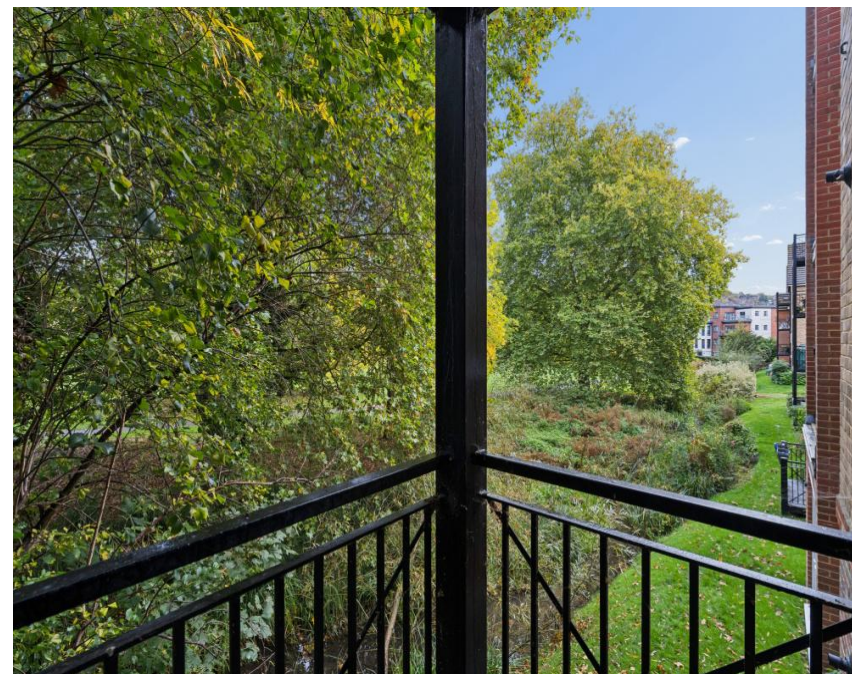
Years Remaining – 93

Grounds Rent - £220 PA

Service Charge – £1430 PA

Wye Gardens is situated off Fryers Lane, to the west of High Wycombe town centre, offering convenient access to a wide range of local amenities and transport connections. High Wycombe town centre provides an extensive selection of shopping, dining and leisure facilities including the Eden Shopping Centre, supermarkets, restaurants and the Wycombe Swan Theatre. There are also a number of schools in the surrounding area including Millbrook Combined School, Wycombe High School and John Hampden Grammar School. For commuters, High Wycombe railway station offers regular direct services into London Marylebone, whilst Junction 4 of the M40 motorway provides road connections towards London, Oxford and Birmingham. The nearby A40 also offers convenient access to West Wycombe and Princes Risborough. The surrounding area benefits from several parks and green spaces, with Desborough Park nearby and the attractive Chiltern Hills countryside within easy reach. West Wycombe village and the National Trust's West Wycombe Park offer further opportunities for walking and enjoying the outdoors.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Spacious First Floor Apartment

Open Plan Kitchen / Living / Dining Room

Two Generous Double Bedrooms

Two Well Presented Bathrooms

Views Overlooking Parkland And Stream

Popular Gated Development

Allocated Parking

Short Distance To Town Centre

Council Tax Band: C
EPC Rating: B

Crendon House – Wooburn Green

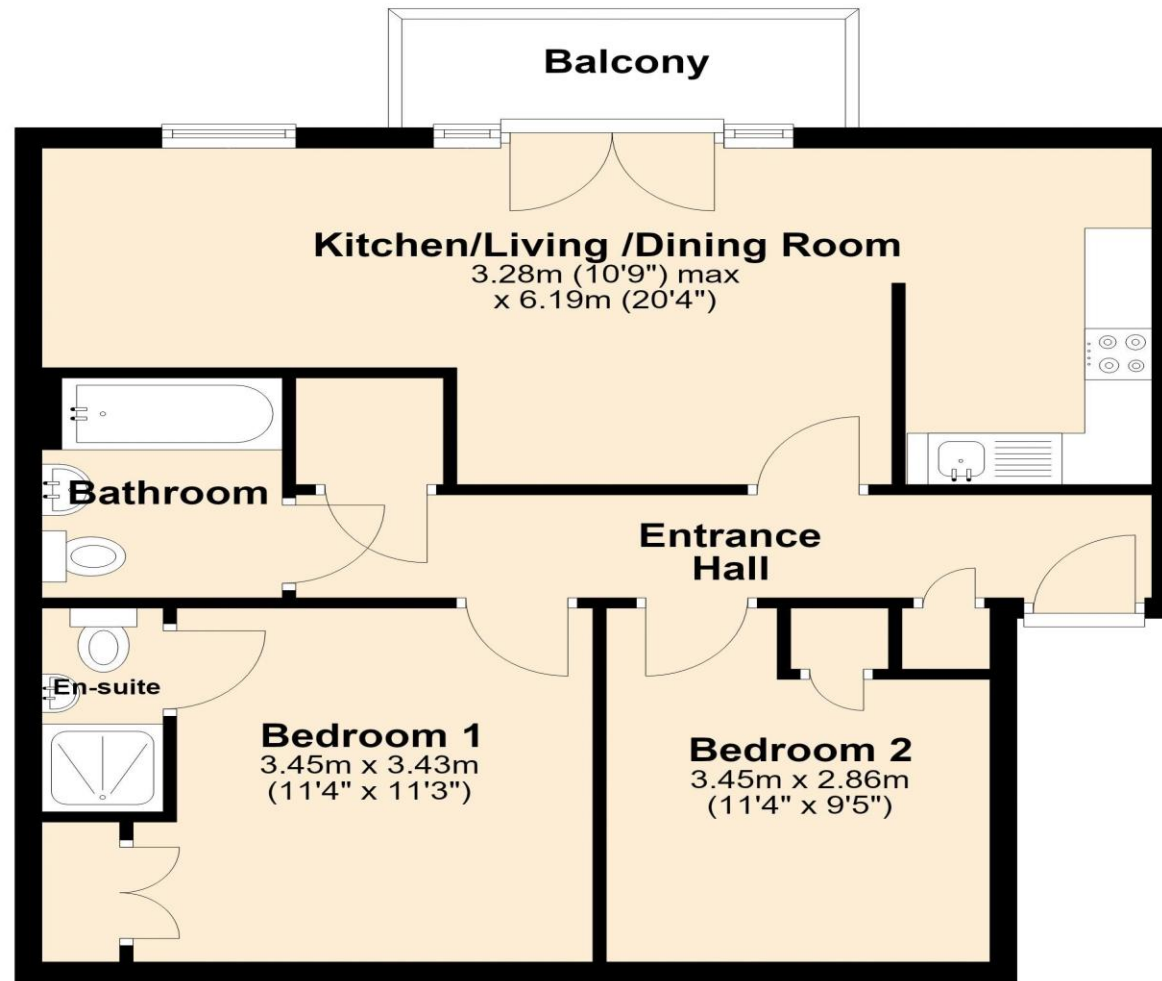
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Ground Floor



Total area: approx. 62.4 sq. metres (671.7 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.