

LEASEHOLD



CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LJ

Offers Over

£219,950

FEATURES

- Two double bedrooms
- Moments from the station
- Low ground rent & service charges
- Modern kitchen & bathroom
- Character sash windows & fireplace
- Town centre location
- Long lease
- Spacious lounge/diner
- Private west-facing balcony
- Ideal first home or investment



2 Bedroom Flat located in High Wycombe

Located in the very heart of High Wycombe town centre and only a short walk from the mainline railway station, this attractive and spacious two double bedroom second-floor apartment offers an exceptional combination of character, convenience and value. Whether you are a first-time buyer, commuter, downsizer or investor, this well-presented home is perfectly positioned to enjoy everything the town centre has to offer whilst benefiting from a long lease and remarkably low annual charges.

Situated within a charming Neo-Georgian building dating from the mid-20th century, the property retains a number of attractive period features including traditional sash windows to the front elevation, a cast-iron fireplace with electric fire, and a stone staircase leading from the private street-level entrance to the apartment itself. These character features blend seamlessly with modern improvements made during a refurbishment approximately ten years ago, creating a home that is both stylish and practical.

The accommodation extends to approximately 625 sq ft (58.1 sq m) and has been thoughtfully arranged to maximise both living space and natural light. At the heart of the property is a bright and welcoming sitting/dining room, offering ample space for both relaxing and entertaining. The modern fitted kitchen is well-equipped and benefits from direct access to a private west-facing balcony, providing an ideal spot to enjoy the afternoon and evening sunshine.

Both bedrooms are genuine doubles and are similar in size, making the property particularly attractive for professional sharers, couples requiring a home office, or those seeking flexible accommodation. The bathroom is well presented and is complemented by a useful utility area, adding further practicality to the layout. The property also benefits from a 109-year lease remaining, a ground rent of £50 per annum, and a service charge of approximately £450 per annum, making it an attractive proposition for both owner-occupiers and investors alike.

Accommodation:

The property offers well-proportioned accommodation throughout, comprising a bright and spacious Sitting/Dining Room measuring 3.75m x 3.63m (12'4" x 11'11"), providing ample space for both living and dining furniture.

The modern fitted Kitchen measures 2.90m x 1.96m (9'6" x 6'5") and benefits from direct access to the private west-facing balcony.

Bedroom One measures 3.76m x 3.11m (12'4" x 10'2"), whilst Bedroom Two measures 3.64m x 2.82m (11'11" x 9'3"), both being comfortable double bedrooms.

The property is further complemented by a modern bathroom, separate utility area and a private balcony. Ceiling height throughout the main accommodation is approximately 2.58m (8'5")

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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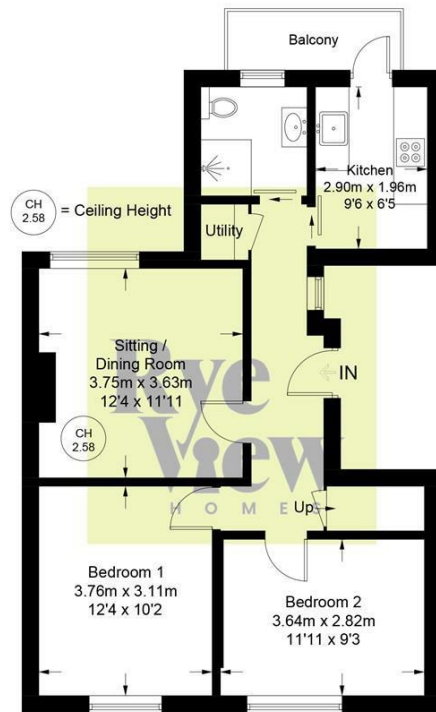
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Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Second Floor

Floor Plan produced for Rye View Homes by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Rye
View**
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