

CRENDON **H**OUSE

Est. 1971



**12 Ostlers Court, Old Coach Drive, High
Wycombe, Buckinghamshire, HP11 1AR**

£265,000 - Leasehold

A spacious and light two double bedroom top floor apartment, situated in a popular residential location on the eastern side of High Wycombe. Presented in excellent condition throughout, the property offers particularly generous accommodation, excellent storage, allocated parking and convenient access to both High Wycombe and Junction 3 of the M40 at Loudwater.

The apartment is entered via a welcoming hallway which provides access to all principal rooms together with two useful storage cupboards. The living room is an excellent size, measuring approximately 12'10" x 16'6", with plenty of space for both seating and dining furniture. The separate fitted kitchen offers a good range of storage and worktop space and including integrated fridge/freezer, together with space for a washing machine and slimline dishwasher. Both bedrooms are generous doubles, making the apartment equally suitable for couples, sharers or those requiring a dedicated home office. The accommodation is completed by a modern shower room. One of the property's less obvious but particularly useful features is the exceptional amount of storage available. In addition to the hallway cupboards, there are three separate areas of eaves storage together with further loft space, something rarely found within an apartment. Further benefits include double glazing, electric heating and a security entry phone system. Outside, residents have use of the communal gardens while the property benefits from an allocated parking space together with additional visitor parking.

Conveniently positioned for local amenities and transport connections, the apartment offers an excellent opportunity for first-time buyers, investors or those looking for spacious accommodation within easy reach of High Wycombe.

Lease Details –

Years Remaining – 89

Grounds Rent - £400.00 PA

Service Charges - £1262.50 PA

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 £50(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 Top Floor Apartment

Two Generous Double Bedrooms

Light And Airy Accommodation
Throughout

Large Living Room With Space For
Dining

Separate Fitted Kitchen With Integrated
Fridge/Freezer

Modern Shower Room

Excellent Storage Throughout Including
Eaves And Loft

Allocated Parking & Additional Visitor
Parking

Council Tax Band: B
EPC Rating: E



Crendon House – Wooburn Green

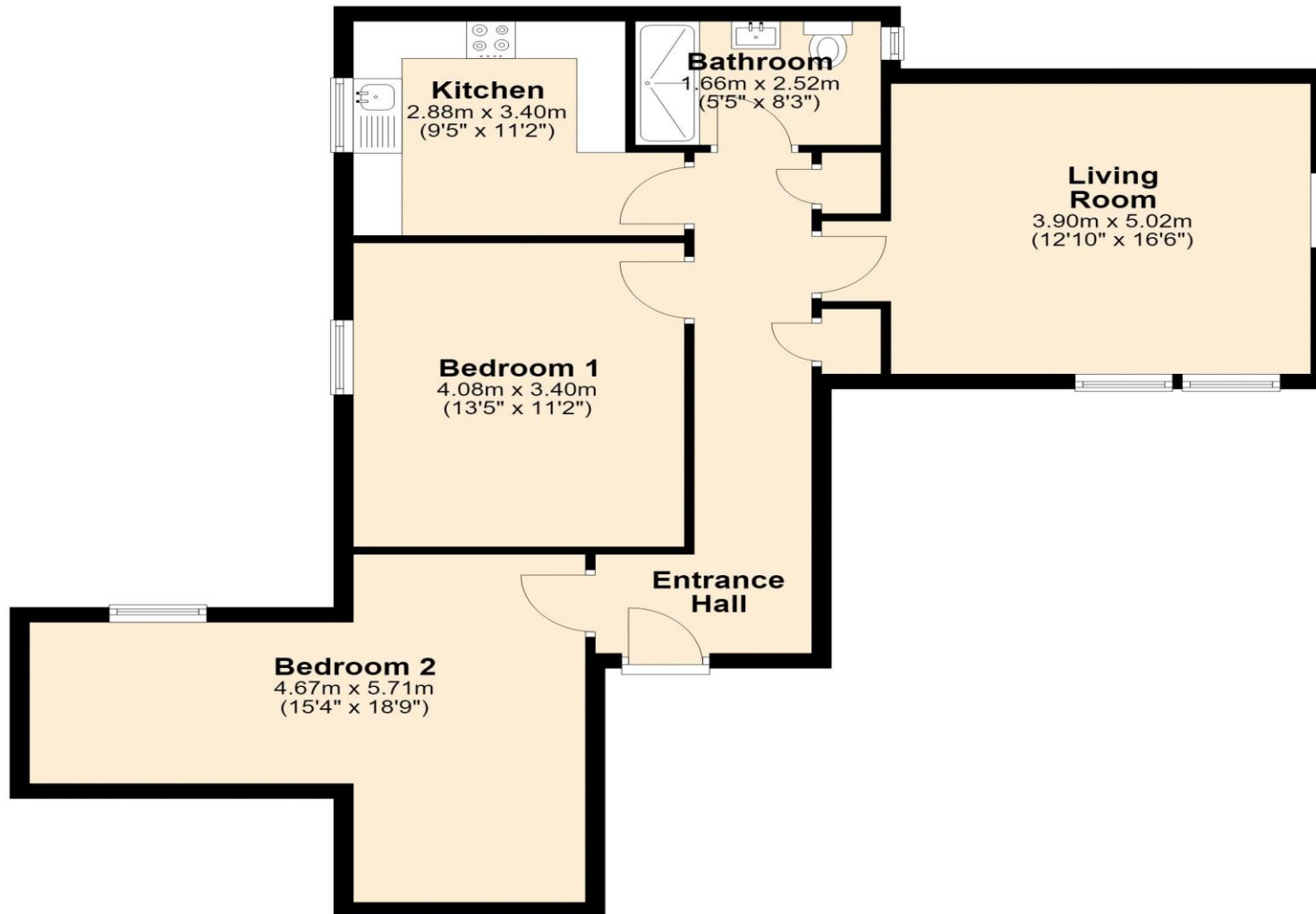
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Ground Floor



Total area: approx. 75.7 sq. metres (814.9 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.