



# 14 Rutland Lodge Rutland Street

High Wycombe, High Wycombe

- Exceptional Second Floor Apartment with South Facing Balcony
- Lounge/Dining Room with Open Plan Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Situated In The Heart Of The Town Centre
- Secure Parking
- Remainder of NHBC Warranty
- Easily Accessible To Town & Train Station
- Long Lease
- NO ONWARD CHAIN

Being located in the heart of the town centre the property is a 'stones throw' from Eden Shopping Centre with a vast array of retail outlets, restaurants, leisure and hospitality facilities and the bus terminal providing excellent transport links as well as the mainline railway station. The 50-acre Rye park is walkable and junction 4 of the M40 is less than 5-minutes drive

Council Tax band: B

Tenure: Leasehold; 146 Years remaining: Service Charge; £1100.00 Per annum: Ground Rent; £230.00 Per annum

EPC Energy Efficiency Rating: C



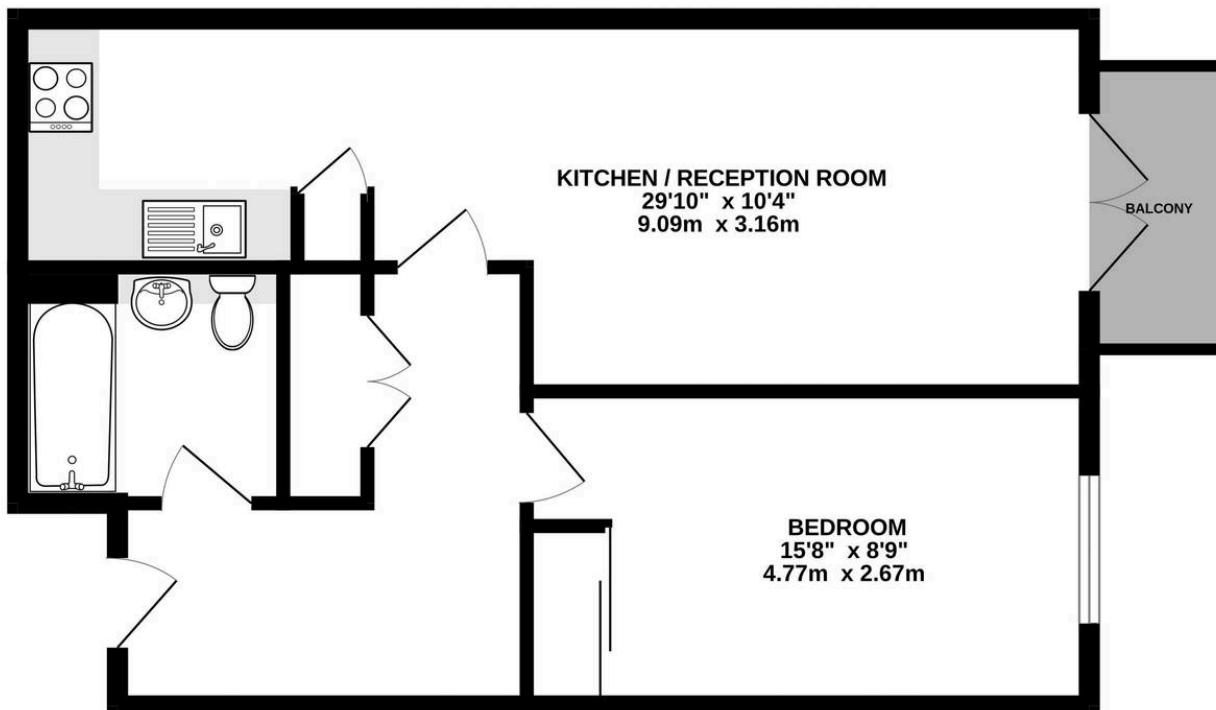
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We are delighted to offer this high specification apartment situated in an exclusive block of just 15 apartments in the heart of the town centre. The modern accommodation is superbly presented, the double bedroom has fitted wardrobes, the lounge has doors to a private balcony and the kitchen and bathroom are well equipped with modern fittings. There is secure allocated parking, the remainder of a 10 year NHBC warranty and a long lease. The location is exceptional being just a stones throw from all the town centre amenities including the train station. Viewing recommended.



572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

