

LEASEHOLD



PRINCES GATE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7AY

Offers Over

£210,000

FEATURES

- Two Bedroom Apartment
- Recently Refurbished Including New Flooring
- Ideal First Time Buy or Investment Purchase
- Close to Train Station & Town Centre
- No Onward Chain
- Modern Family Bathroom
- Recently Painted Throughout
- Far Reaching Views
- Separate Kitchen



**Rye
View**
HOMES

2 Bedroom Flat located in High Wycombe

RyeView Homes are delighted to present this well-presented two-bedroom apartment, situated within the popular Peatey Court development, just a short walk from High Wycombe train station and the town centre.

Offered to the market with no onward chain, this spacious first-floor apartment is an excellent opportunity for first-time buyers, commuters and investors alike.

The bright and generously proportioned accommodation comprises a welcoming entrance hall, a spacious lounge/dining room, a separate fitted kitchen with an integrated oven, two good-sized double bedrooms, and a modern family bathroom.

Accommodation

Entrance Hall

A welcoming entrance hall providing access to all principal rooms.

Reception Room – 16'0" x 10'1" (4.88m x 3.07m)

A bright and spacious reception room offering ample space for both living and dining furniture.

Kitchen – 12'0" x 7'9" (3.66m x 2.36m)

A well-appointed fitted kitchen featuring a range of wall and base units with complementary work surfaces, an integrated oven, sink unit and space for additional appliances.

Bedroom One – 14'2" x 9'1" (4.32m x 2.77m)

A generous principal double bedroom offering space for a double bed, wardrobes and additional furniture.

Bedroom Two – 14'1" x 6'4" (4.29m x 1.93m)

A versatile second bedroom, ideal as a guest bedroom, child's room or home office.

Family Bathroom

A modern bathroom fitted with a white suite comprising a panel-enclosed bath with shower over, wash hand basin and low-level WC.

Additional benefits include allocated parking, and electric heating.

Offering generous accommodation, an excellent location and no onward chain, this fantastic apartment is ready to move straight into and is not to be missed and early viewing is highly recommended. Perfectly positioned for commuters, High Wycombe railway station provides fast and frequent services to London Marylebone in under 30 minutes, while the nearby M40 offers excellent access to London, Oxford, the M25 and Heathrow Airport.

High Wycombe town centre is within easy walking distance and offers an excellent range of shopping, dining and leisure facilities, including the Eden Shopping Centre, Waitrose, John Lewis, cafés, restaurants, the Wycombe Swan Theatre, a modern sports centre and two multi-screen cinemas. The surrounding Chiltern countryside also provides an abundance of scenic walks, parks and golf courses.

Tenure: Leasehold (approximately 100 years remaining)

Service Charge: £1,508.49 per annum

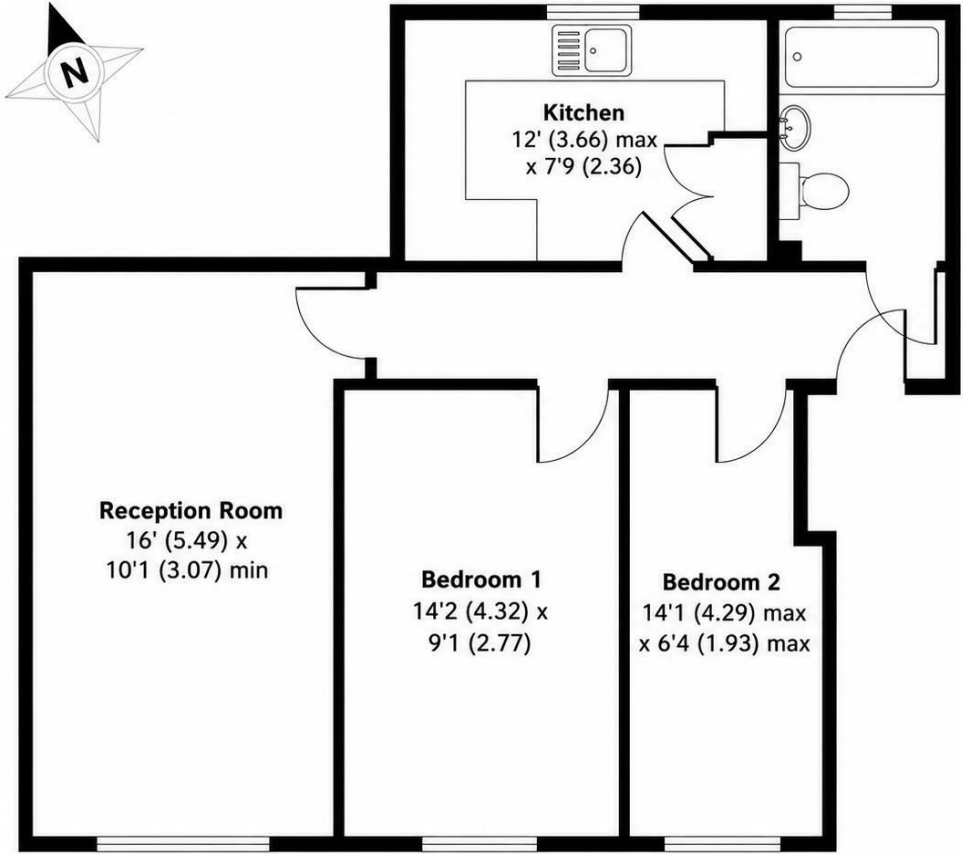
Ground Rent: £328.74 per annum

Note: These particulars are intended only as a guide to prospective Purchasers 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 Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. Agents Notes: Under the 1979 Estate Agents Act we are obliged to inform all potential viewers that the owner of this property is connected to an employee of RyeView Homes.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

