



**FOR SALE**

**Clement Court, St Marks Close, Hp13**  
**£240,000 Guide Price Leasehold**

**IDEAL FOR FTB OR BTL - A wonderfully presented Two-bedroom apartment in the highly reputable area. This lovely apartment i**

- 201 Year Lease
- 2 Beds
- £0.00 Ground Rent
- 2 Bathrooms
- Parking
- Energy Rating : B
- Council Tax Band C
- Shower
- Separate WC
- Gas Central Heating



**£240,000 Guide  
Price Leasehold**

Clement Court, St  
High Wycombe,  
Bucks  
HP13 6HQ

>> Key Features

- 201 Year Lease
- 2 Beds
- £0.00 Ground Rent
- 2 Bathrooms
- Energy Rating : B
- Council Tax Band C
- Shower
- Separate WC
- Parking
- Gas Central Heating

IDEAL FOR FTB OR BTL - A wonderfully presented Two-bedroom apartment in the highly reputable area. This lovely apartment is spacious with great specification throughout boasting great space. Located within walking distance from High Wycombe town centre & Train Station. No Chain, with allocated uncroft parking- Viewing Highly Recommended

This superbly modern apartment offers two bedrooms, One bathroom and an Ensuite. The large open plan kitchen/lounge with built in appliances for all your needs along with provision for dishwasher.

The lounge/kitchen room offers an impressive lighting and large spacing throughout so you can get creative with configuring this lovely home. Further down the hallway are Two spacious bedrooms and a superbly designed Bathroom.

The bedroom is also complemented by a beautiful Ensuite containing extra storage space.

This apartment enjoys excellent transport links via the High wycombe station (approx. 30 Mins to London marylebourne) and local bus routes. High wycombe town centre, nearby School are all within walking

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distance. The M40 provides easy access to central London and away towards Heathrow.

Bedroom  
8ft 03 x 10ft 06  
Carpet Flooring, ceiling light rose, Radiator

Bedroom Two  
7ft 11 x 12ft 05  
Carpet Flooring, ceiling light rose, Radiator

Lounge/Diner  
17ft 5 x 9ft 10

Wood Flooring, ceiling lights, Radiator, Built in appliances, Fridge, Freezer, Oven Hob

Bathroom  
Tiled to all water sensitive areas, Hand basin, WC, bathtub with mixture taps

Ensuite Bathroom  
Tiled to all water sensitive areas, Hand basin, WC, shower cubical with power shower

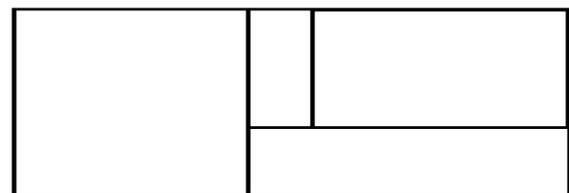
Allocated Parking Undercroft with further benefit of 5 visitors spaces for the block

Remaing Lease: 201 years - To be sold with Benefit of Section 42 notice served to landlord f  
Ground Rent: £00.00 - Upon completion of Section 42 notice serviced to landlord.  
Service Charge: £685.00 Per Six Months

Chiltern Estate Agents also offer a professional, Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call the Lettings Branch Manager on the number shown above.

Chiltern Hills Estate Agents is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.





**Waiting for  
Floorplan**

Directions

Certificate Number : 0449-2867-7538-9096-9865

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81	81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0449-2867-7538-9096-9865>

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