



PCM **£1,350**

** AVAILABLE NOW - UNFURNISHED **

An extremely well presented, two double bedroom, split level maisonette that is offered to the market unfurnished and has been well looked after by its current tenant. The property is located in a quiet, tucked away development in the sought Downley region of High Wycombe within walking distance of local schools, shops and transport facilities and offers some fantastic views across the valley towards West Wycombe. The accommodation comprises; entrance lobby, lounge/diner with door open onto balcony, fitted kitchen with storage cupboard housing the boiler, two large double bedrooms and family bathroom. The property further benefits; communal off street parking, gas central heating, UPVC double glazing, garage in block and communal gardens.

An early viewing is highly recommended.



- TWO DOUBLE BEDROOMS
- SPLIT LEVEL MAISONETTE
- SPACIOUS PROPERTY
- BALCONY OF LOUNGE
- QUIET LOCATION
- FAR REACHING VIEWS
- GARAGE IN BLOCK
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- EARLY BOOKING ADVISED



12 Westover Court, High Wycombe, Buckinghamshire, HP13 5JE

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	