



Flat 5, Coach House Old Coach Drive, High Wycombe, HP11 1AT

Offers Over £160,000

## Flat 5

Coach House Old Coach Drive, High Wycombe

- A Well Maintained One Bedroom First Floor Apartment In A Small Popular Block
- Modern Slim Line Electric Heating And Double Glazed Windows
- Secure Entryphone System, Modern Refitted Kitchen, Modern Decor Throughout
- Allocated Parking, Well Maintained Communal Gardens
- Directly Opposite Kingsmead Park, No Upper Chain Beyond Vendors Purchase

Ideally situated for access to junction 3 of the M40 motorway and across the road from Kingsmead playing fields. The retail park with its wide variety of shopping and food outlets is a short walk away and High Wycombe town centre is a mile and a half away with its main line railway station serving London Marylebone in under half an hour. Junction 4 of the motorway is also a short drive away.

Council Tax band: B

Tenure: Leasehold; Lease expiry 23/06/2115: Service Charge; £1544.40 Per annum: Ground Rent; £350.32 Per annum

EPC Energy Efficiency Rating: C

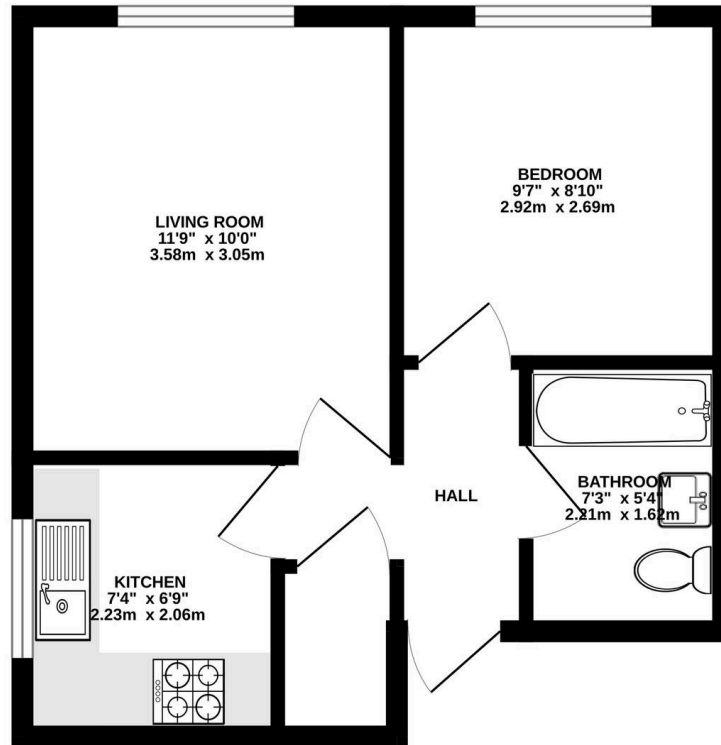


## Flat 5

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We are delighted to offer for sale this well-presented, one-bedroom, first floor apartment situated in a small modern development on the popular east side of High Wycombe town centre. The property has been improved by the current owners and offers clean and modern decor with modern slimline electric heating, double glazed windows, lounge/diner, a modern fitted kitchen, double bedroom and family bathroom. Externally access is via a secure entry phone system, the gardens are well maintained and provided for the use and enjoyment of the residents alone, there is on-site allocated car parking in the lease plus additional visitors spaces. There are 90 years left on the lease and the sellers have already found a vacant property so no upper chain beyond this.





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 illustrative purposes 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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