

CRENDON **H**OUSE

Est. 1971



**22 Green Hill Gate, High Wycombe,
Buckinghamshire, HP13 5QQ**

£235,000 - Leasehold

A spacious two bedroom apartment with attractive views across the surrounding countryside. The property offers bright and well presented accommodation throughout, benefits from a recently installed modern kitchen with a range of high quality integrated appliances and newly installed gas boiler. LONG LEASE REMAINING AND NO CHAIN.

The accommodation comprises an entrance hallway leading to a generous living room with large windows making the most of the outlook and allowing plenty of natural light into the room. The recently installed kitchen is finished in a contemporary style with a range of gloss units, generous worktop space and high quality integrated appliances. The kitchen extends into a useful dining area, providing space for a table and creating a practical everyday dining space separate from the main living room. There are two good sized bedrooms, both enjoying pleasant outlooks, alongside a modern bathroom with a white suite, bath and shower over. Outside, the development is surrounded by well maintained communal gardens with established trees and large areas of lawn. The property also benefits from it's own secure storage cupboard. The position is a particular feature of the apartment with far reaching views.

Lease Details –

138 Years Remaining

Grounds Rent – Peppercorn

Service Charge - £1902 PA

Local Area

Green Hill Gate occupies an elevated position on the northern side of High Wycombe, combining attractive countryside views with excellent access to the town centre and transport links. High Wycombe railway station is approximately 0.8 miles away, providing regular services towards London Marylebone as well as connections towards Oxford and Birmingham. The location is particularly convenient for local schooling, with Royal Grammar School approximately 0.3 miles away, while Hamilton Academy and The Disraeli School are also within approximately a mile.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Two Bedroom Apartment

Elevated Position With Far Reaching Views

Kitchen With Dedicated Dining Area

High Quality Integrated Kitchen Appliances

Very Spacious And Light Living Room

New Boiler Fitted

138 Years Remaining On Lease

Council Tax Band: B
EPC Rating: D



Crendon House – Wooburn Green

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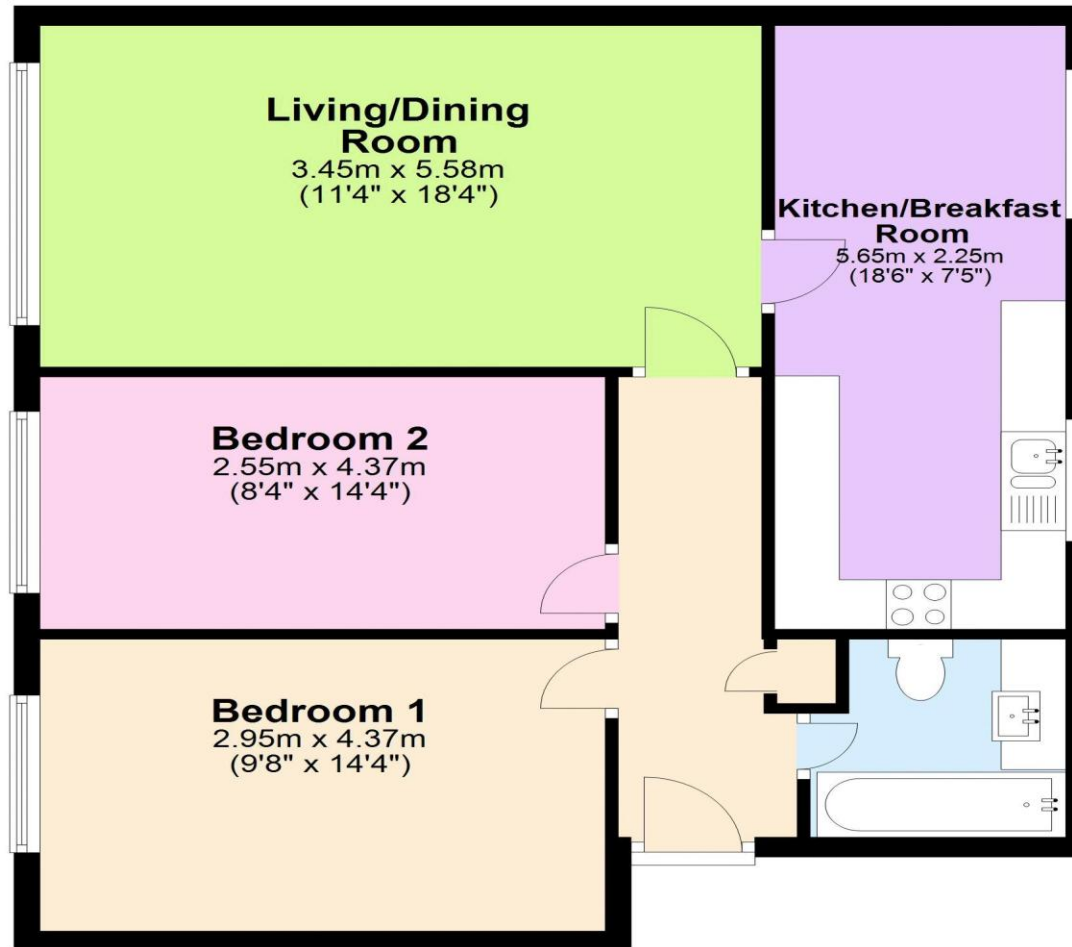
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Ground Floor

Approx. 68.2 sq. metres (733.8 sq. feet)



Total area: approx. 68.2 sq. metres (733.8 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
Plan produced using PlanUp.



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.