



**Flat 21, Greengate Vipont Court, High Wycombe, HP12 3GZ**

**In Excess of £210,000**

# Flat 21

Greengate Vipont Court, High Wycombe

- A Two Bedroom Top Floor Apartment In Good Condition Throughout
- Gas Central Heating To Radiators And Double Glazed Windows/Doors
- Allocated Car Parking Plus Additional Guest Spaces
- Small West Side Development Close To Junction 4 Of M40
- Long Lease, Secure Entry Phone System, Large South Facing Balcony

Part of a modern style development just over one mile West of High Wycombe centre which has a diverse range of amenities and within easy reach of multiple supermarkets, bars and restaurants. The town offers a bus terminus with regular Heathrow service and a railway station with direct trains into Marylebone (25 mins). The M40 junction 4 is approximately a 5-10 minute drive

Council Tax band: C

Tenure: Leasehold; 80 Years Remaining; Service Charge; £1464.00 Per annum. We are advised that there is no Ground Rent payable.

EPC Energy Efficiency Rating: C

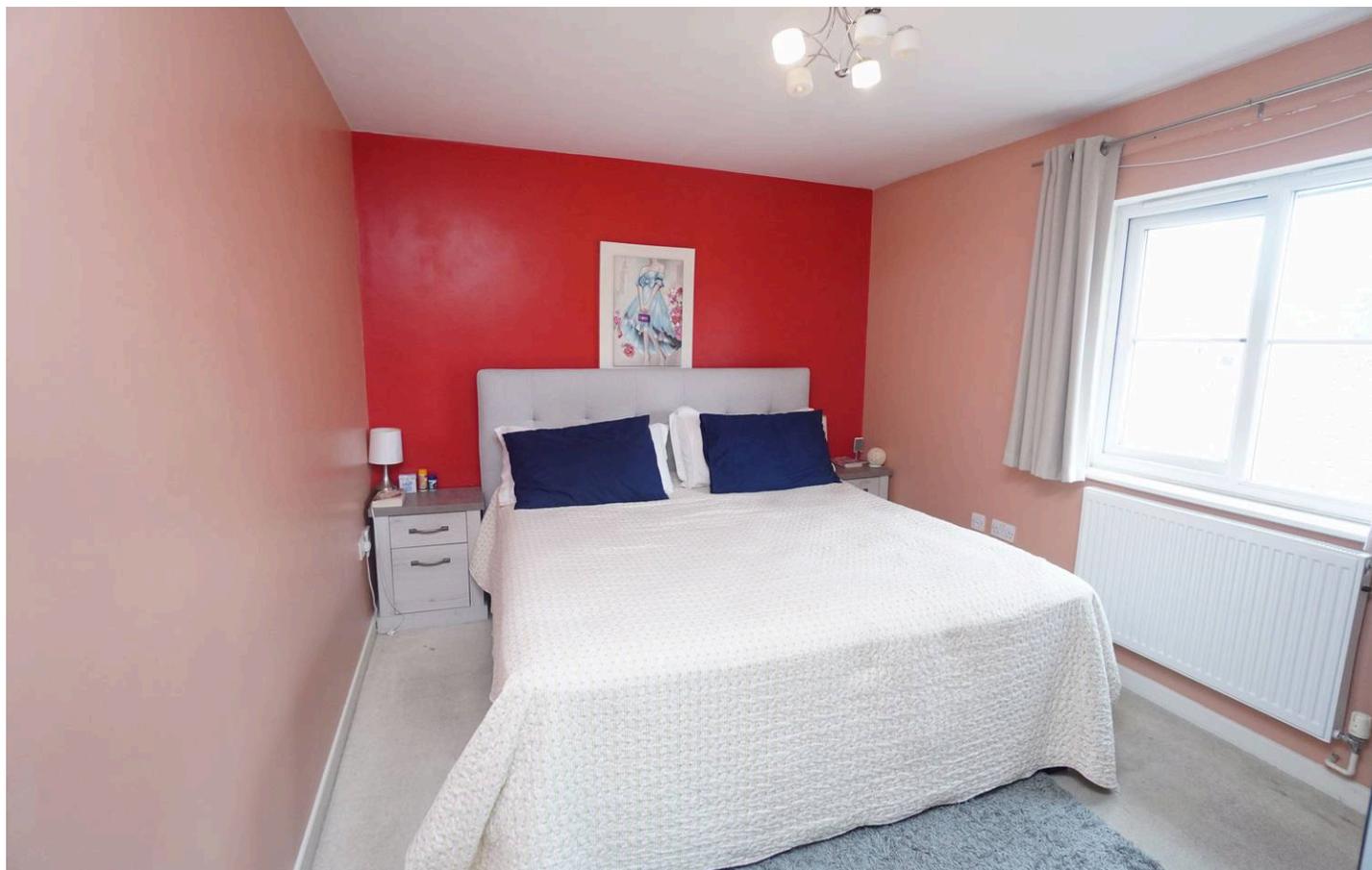


## Flat 21

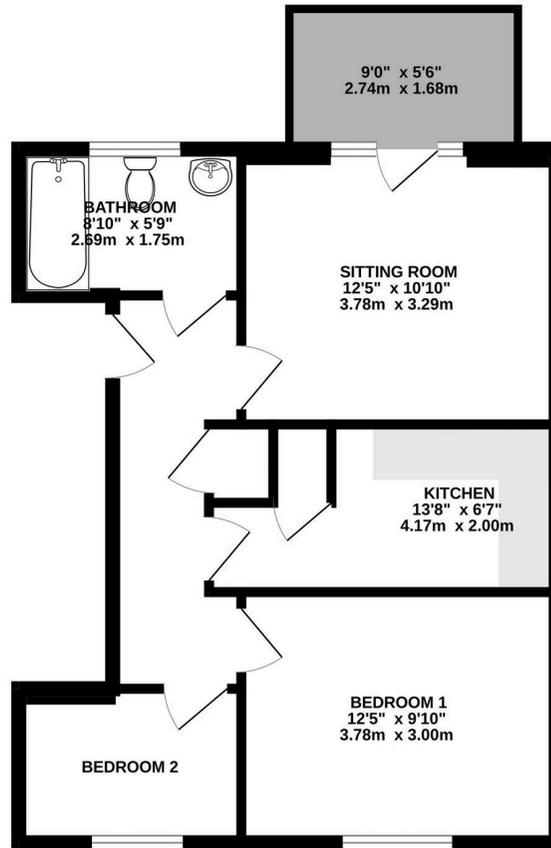
Greengate Vipont Court, High Wycombe

We are pleased to offer for sale this two-bedroom top floor apartment located in a small development to the south west side of High Wycombe town centre with excellent access to junction 4 of the M40

We are pleased to offer for sale this two-bedroom top floor apartment, located in a small development to the south west side of High Wycombe town centre with excellent access to junction 4 of the M40. The property has undergone much improvement by the current sellers and has a good size lounge/dining room with access to a large south facing balcony, a modern fitted kitchen and bathroom and two bedrooms. It is heated by gas central heating to radiators, has double glazed windows, allocated undercover car parking, plus additional visitors provision, and a secure entry phone system. Early viewing is advised.



533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.  
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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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

