



21 Birinus Close, High Wycombe, HP12 3LZ
£239,950

21 Birinus Close

High Wycombe, High Wycombe

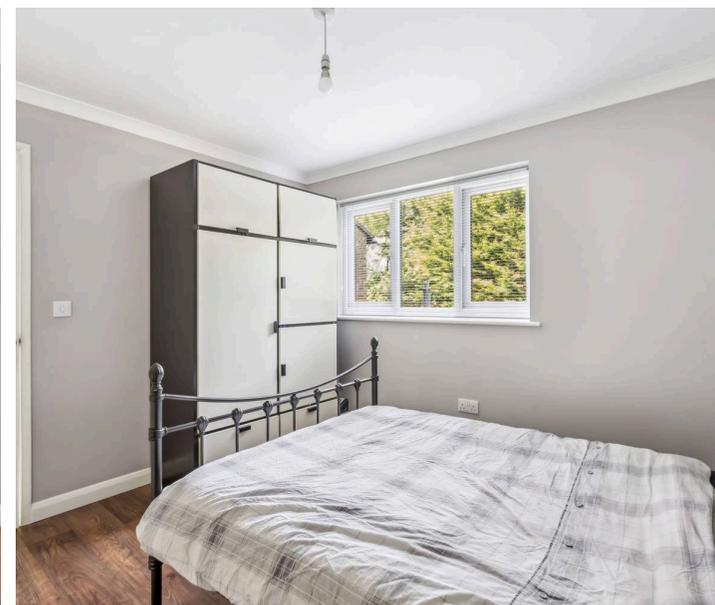
- Well Presented Ground Floor Maisonette
- Spacious Living Room, Re-Fitted Kitchen
- Two Bedrooms, Bathroom
- Double Glazing, Electric Heating, Communal Gardens
- Quiet Location Convenient To Local Amenities

Birinus Close is situated within walking distance of local shops that cater for all day-to-day needs and close to large supermarkets. The town centre of High Wycombe is approximately 2 miles and is serviced by a regular bus service running close by. The town centre offers a vast array of shopping, leisure and hospitality venues as well as having a mainline rail link to London/Birmingham. Access to the M40, junction 4, is also close by
Council Tax band: C

Tenure: Leasehold - there is a 147 years remaining on the lease and there is a service charge of £300.00 per annum. We have been advised there is no ground rent charge.

EPC Energy Efficiency Rating: C

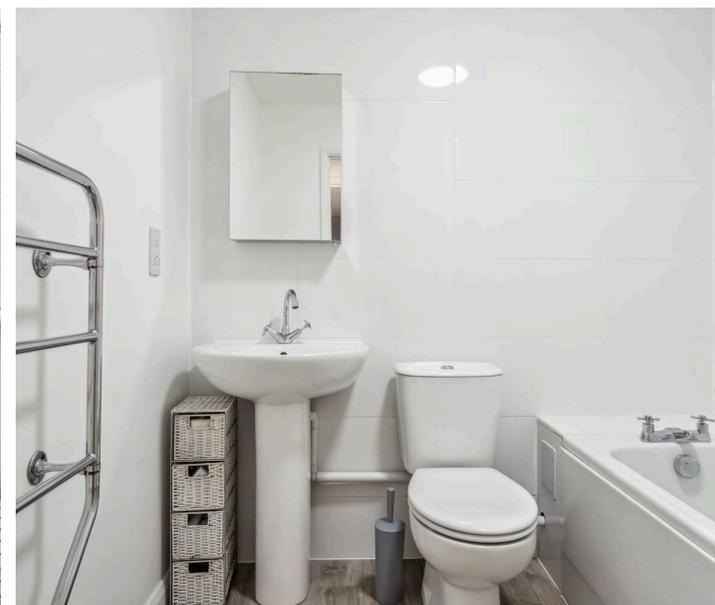
EPC Environmental Impact Rating: D



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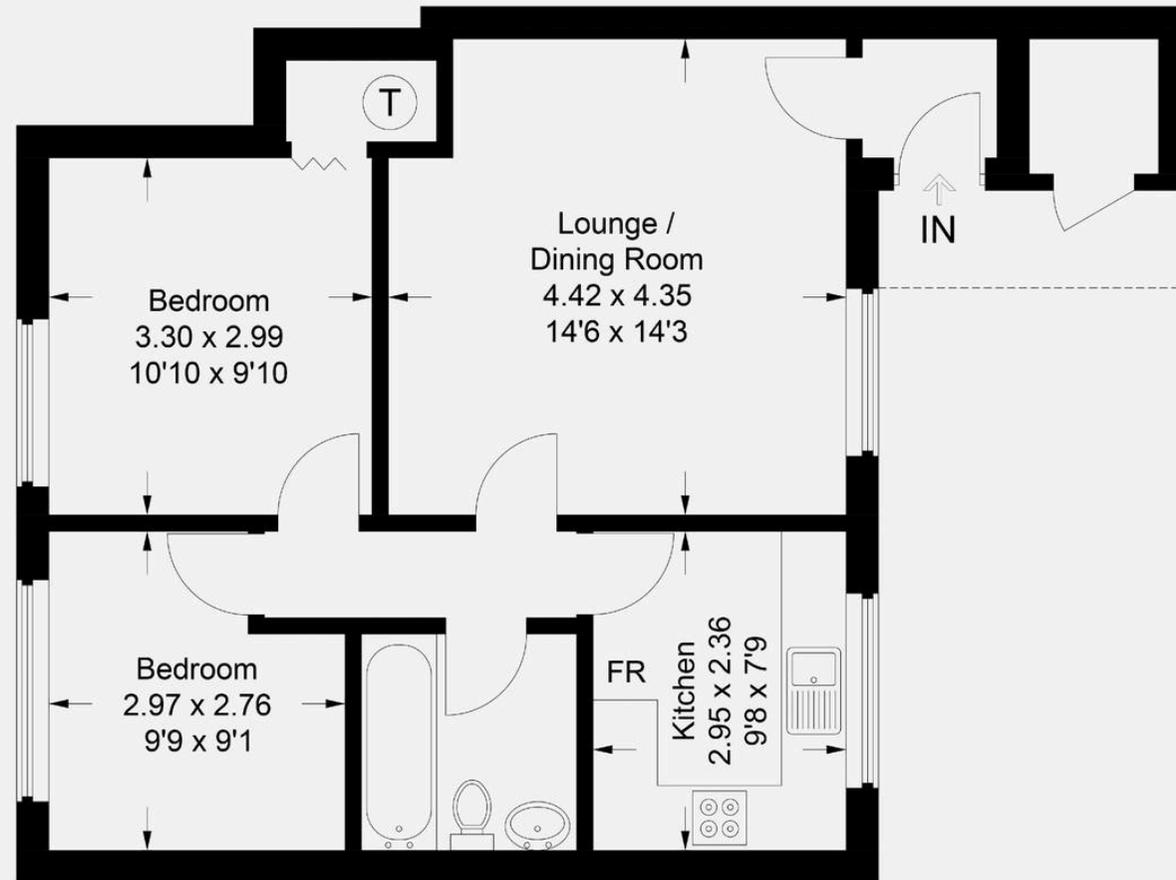
High Wycombe, High Wycombe

Situated in a popular development in a tucked away location, a spacious ground floor apartment with its own private entrance. The property is well-presented throughout with two good size bedrooms and white bathroom suite, a spacious living room with a separate refitted kitchen, modern electric heating and double glazing. Communal grounds are well maintained and laid principally to grass. There is ample parking for residents and guests.



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Approximate Gross Internal Area = 54.4 sq m / 585 sq ft
(Excluding External Cupboard)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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