



Princes Gate, High Wycombe, Buckinghamshire, HP13 7AZ

A well presented one bedroom ground floor apartment located in a highly regarded residential development close to the town centre and railway station.

Secure Entry Phone System | Communal Entrance Hall | Front Door | Entrance Hall | Lounge/Dining Room With Doors Directly To Communal Gardens | Modern Fitted Kitchen | Double Bedroom | Modern Family Bathroom | Double Glazed Windows | Slimline Electric Heaters | Allocated Parking | Well Maintained Communal Gardens | Popular Development Within Walking Distance Of Town Centre And Railway Station | No Upper Chain | Ideal Investment Or First Time Purchase | Early Viewing Advised |

A well presented one-bedroom ground floor apartment located in a highly regarded residential development close to the Town Centre and railway station. The property offers modern electric heating, double glazed window and doors, a modern fitted kitchen and bathroom, double bedroom, and good size lounge/dining room with french doors that open up directly on to the well maintained communal gardens. Allocated parking is on-site and the apartment is sold with no upper chain. Early viewing advised.

Price... £185,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
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	
www.epc4u.com		



LOCATION

Just under a mile East of the town, part of a popular development, an approximate 10 minute walk from 25 minute London Marylebone trains. Local shops are a short walk as are buses to the centre. Frequent Heathrow buses operate along the A40 London Road, an easy walk, as is the 50 acre Rye park. Two M40 junctions are 5/6 minutes drive.

DIRECTIONS

Leave High Wycombe town centre on the A40 London Road and on reaching the first roundabout, turn left into Gordon Road. At the traffic lights turn right into Princes Gate, take the first turning left and then first right, also Princes Gate, and Peatey Court are the flats on the left hand side, with the flat numbers clearly indicated.

ADDITIONAL INFORMATION

Leasehold; 125 Years from 01/02/2001: Service Charge; £950.00 Per annum: Ground Rent; £150.00 Per annum

COUNCIL TAX

Band B

EPC RATING

C

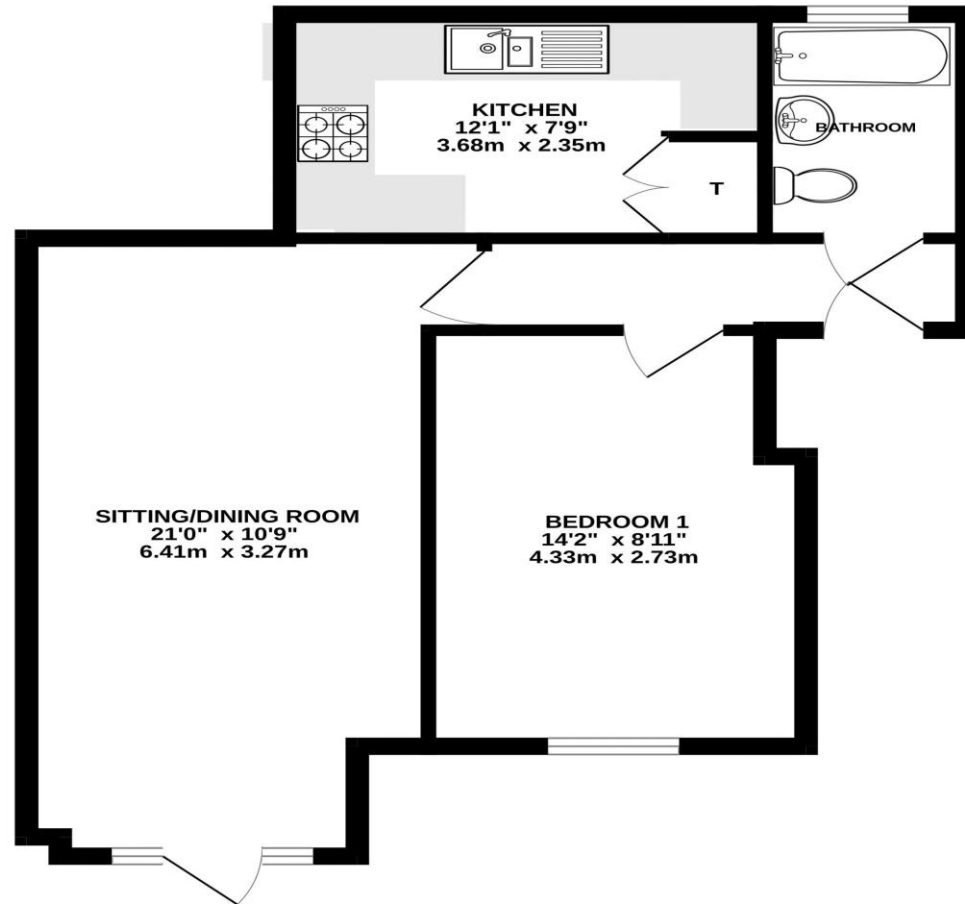
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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