



Wellesbourne Crescent, High Wycombe, Buckinghamshire, HP13 5HF

## A modern and stylish first floor apartment in a sought-after location

| Communal Entrance With Security Entry | Entrance Hall | Large Open Plan Living/Kitchen/Dining Room | Balcony | Two Double Bedrooms | Bathroom + En-Suite Shower Room | Double Glazing | Gas Central Heating | Communal Gardens | Allocated Parking |

Situated in a highly sought after location on the north side of High Wycombe, an extremely spacious and well presented first floor apartment which benefits from gas central heating and sealed unit double glazed windows. A communal entrance with security entrance gives access to the communal hallway with stairs rising to the first floor and flat 87. Entrance hall, large open plan living room with double doors to a private balcony and kitchen fitted with integrated appliances. There are two large bedrooms with an en suite shower room to the master and a separate bathroom suite. To the outside there are communal gardens and bike store. Viewing is strongly recommended.

### Price... £279,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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## LOCATION

Situated just a mile and a half from the town centre and railway station within a modern sought-after development. There are local convenience stores such as Tesco Express within walking distance for day to day needs and a regular bus service runs close by giving easy access to the town centre. Being reasonably close to the town centre the property also enjoys being adjacent to lovely countryside.



## DIRECTIONS

From our office in Crendon Street, ascend the hill, continuing into Amersham Hill that then becomes Amersham Road. Pass through two sets of traffic lights and on reaching the first mini roundabout turn left into Kingshill Road. Proceed for a short distance and on reaching the next mini roundabout turn left into Kingshill Drive. Proceed for a short distance and on reaching the next roundabout Wellesbourne Crescent will be found on the left and Widmer House is on the right-hand side.



## ADDITIONAL INFORMATION

Leasehold; 111 Years remaining: Service Charge; £1971.33 Per annum: Ground Rent; £250.00 Per annum.

## COUNCIL TAX

Band C

## EPC RATING

B

## MORTGAGE

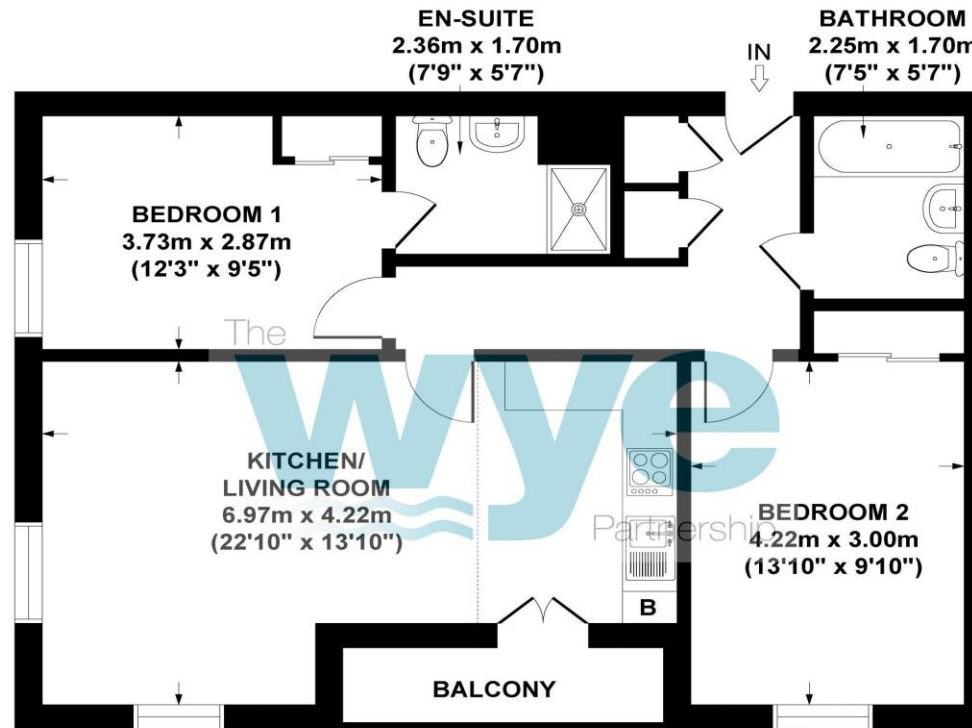
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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

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GROSS INTERNAL  
FLOOR AREA 69 SQ M / 744 SQ FT

**WIDMER HOUSE, WELLESBOURNE CRESCENT, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5HF**  
**APPROX. GROSS INTERNAL FLOOR AREA 69 SQ M / 744 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership