



Butlers Court, High Wycombe, Buckinghamshire, HP13 7JH

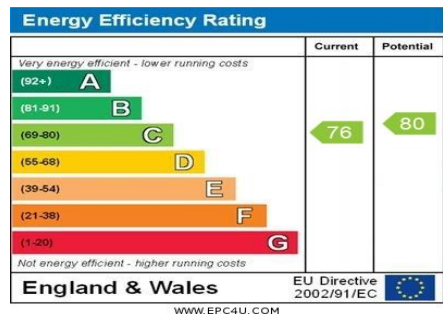
Two-bedroom first floor flat to the East of High Wycombe and no onward chain and a long lease.

| First Floor Flat | Extended Lease And Nil Ground Rent | Storm Porch | Lounge/Dining Room | Kitchen | Two Bedrooms | Bathroom | Double Glazing | Electric Heating | Bike/Store Room | Residents Parking Space | No Onward Chain |

A well-proportioned two-bedroom first floor flat with an extended lease with 152 years remaining and a nil ground rent. Conveniently located to the East of town with a nearby retail park and access to Junction 3. M40 Motorway. The flat has just been re-decorated throughout with a communal entrance and stairs to the first-floor landing with Bike/Store room, front door to lounge/dining room, fitted kitchen, two bedrooms and bathroom. To the outside communal gardens with allocated parking space for residents. Offering good value for both first time buyers and investors we recommend an early viewing. Available with no onward chain.

Price... £190,000

Leasehold



LOCATION

Approximately 2 miles East of High Wycombe centre where buses pass the door to town which provides extensive amenities including 25-minute London Marylebone trains as well as direct links to Birmingham and Oxford. Frequent Heathrow buses operate along the A40 and a retail park is just a short stroll. Local facilities are a few minutes walk as are the vast Kings Woods with walks through to Tylers Green. Junction 3 of the M40 motorway is a 5–10-minute drive and junction 4 is also around 10 minutes away.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts. At the next set of major traffic lights turn left into Micklefield Road and continue along and under the railway bridge. The property can be found after a short distance on the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 152 Years remaining; Service Charge; £1046.04: We are advised that there is no ground rent.

COUNCIL TAX

Band C

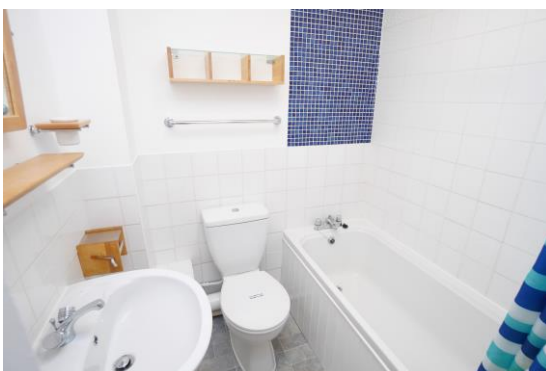
EPC RATING

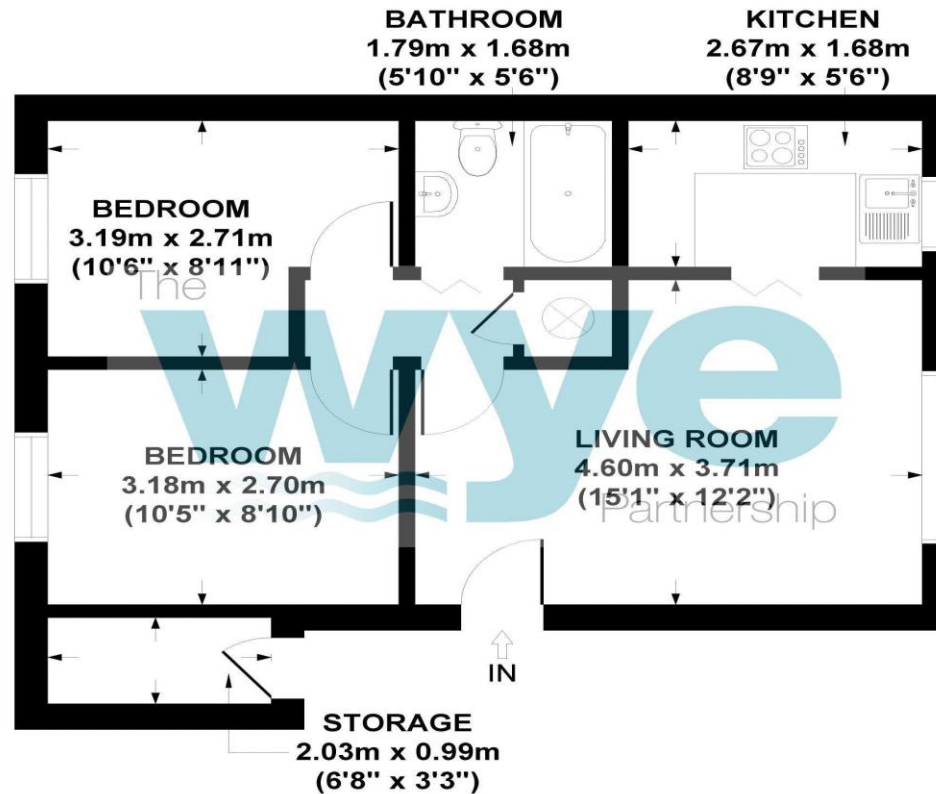
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MORTGAGE

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 upon as statements of representation of fact and do not constitute any part of an offer or contract.





**GROSS INTERNAL
FLOOR AREA 47 SQ M / 501 SQ FT**

**BUTLERS COURT, HIGH WYCOMBE, HP13 7JH
APPROX. GROSS INTERNAL FLOOR AREA 47 SQ M / 501 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership