



CASTLE HOUSE

Castle House, Desborough Road , High Wycombe , , HP11 2FP

*A modern and well presented fourth floor apartment in town centre location.*

| Well Presented Fourth Floor Apartment | Convenient Town Centre Location  
 | Communal Hall With Lift and Secure Entry | Entrance Hall | Lounge With  
 Open Plan Modern Fitted Kitchen With Appliances | Good Size Double  
 Bedroom | Modern Fitted Bathroom | Double Glazed Windows | Electric  
 Heating | Secure Allocated Parking | Viewing Recommended |

A very well presented fourth floor, one bedroom, apartment located in the heart of town centre and just a minutes walk to the Eden Shopping Centre with retail outlets, restaurants, leisure facilities and excellent transport links and mainline railway station with trains to London Marylebone and Birmingham. Communal hall with lift & secure entry, entrance hall, open plan kitchen/living area with contemporary kitchen with integrated appliances, bathroom with heated towel rail, bath with over head shower, WC and basin, double bedroom, double glazing and electric heating. The property further benefits from one secure allocated parking space.

**Price... £179,950**

*Leasehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	76	76
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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### LOCATION

Being located in the heart of the town centre the property is a 'stones throw' from Eden Shopping Centre with a vast array of retail outlets, restaurants, leisure and hospitality facilities and the bus terminal providing excellent transport links as well as the mainline railway station. The 50 acre Rye park is walkable and junction 4 of the M40 is less than 5 minutes drive.

### DIRECTIONS

From the multi roundabouts in the town centre, proceed along Abbey Way, pass over the roundabout and onto Oxford Road. At the first set of traffic lights after Eden Shopping Centre, turn left into Bridge Street and at the T junction turn left in to Desborough Road. Castle House can be found on the right.

### ADDITIONAL INFORMATION

Leasehold; 150 Years from 30 June 2017:  
Service Charge; £1373.44 Per annum: Ground Rent; £195.00 Per annum

### COUNCIL TAX

Band B

### EPC RATING

C

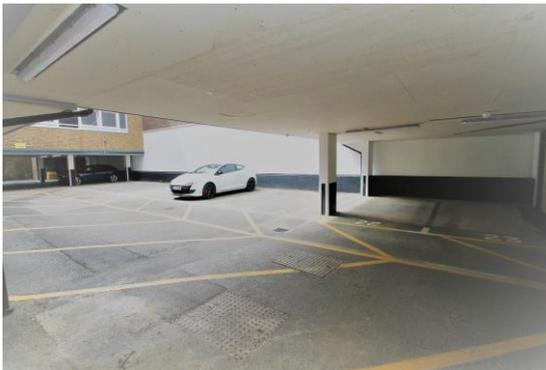
### MORTGAGE

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

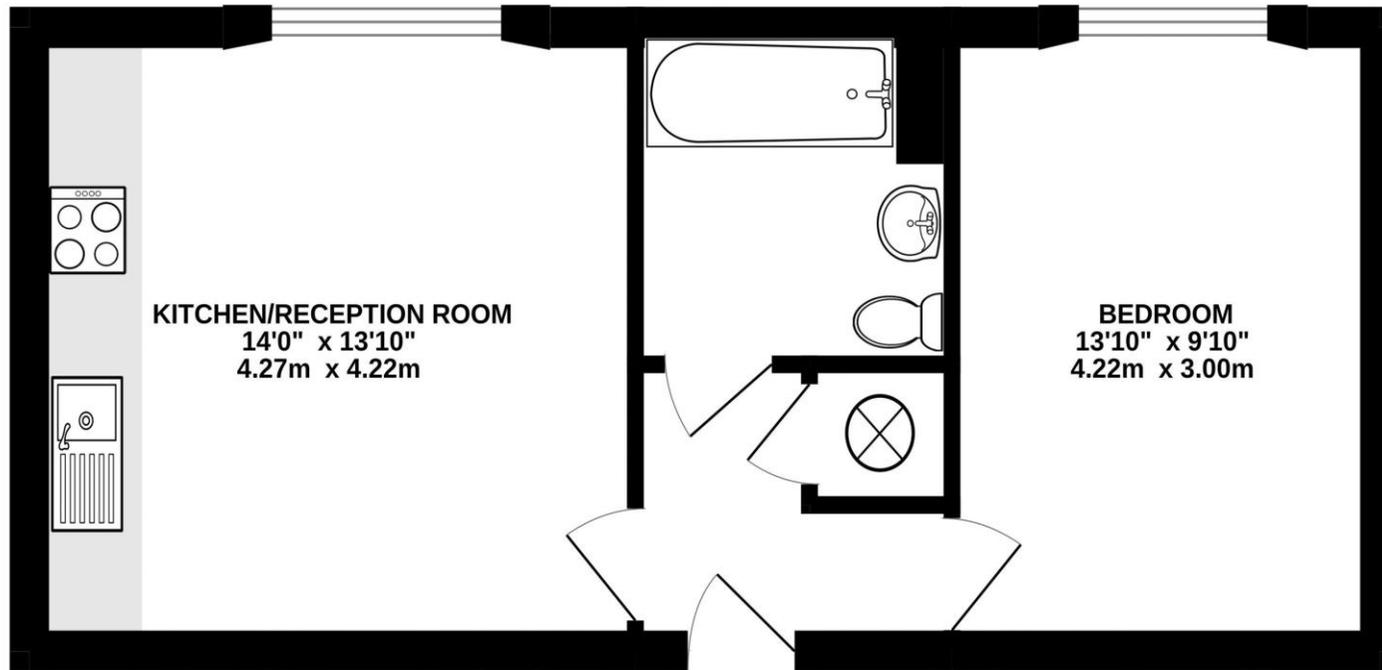
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 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