



West Wycombe Road, High Wycombe, Buckinghamshire, HP11 2NE

We are pleased to offer for sale this one-bedroom ground floor apartment situated in a popular small block located within a short walk of the town centre and railway station.

Covered Porch | Communal Entrance Hall | Private Entrance Hall | Lounge | Fitted Kitchen | Double Bedroom | Bathroom | Double Glazed Windows | In Need Of Some Improvement | Popular Small Development | Extended Lease | Allocated Car Parking | No Upper Chain | We Hold Keys | Short Walk To Town & Station | Communal Gardens |

We are pleased to offer for sale this one bedroom ground floor apartment situated in a popular small block, located within a short walk of the town centre and railway station. The property does require a degree of updating and improvement hence the realistic asking price, it does offer a well maintained communal entrance hall, private entrance hall, lounge with rear facing windows, fitted kitchen, double bedroom and bathroom, ample off road parking and well kept communal gardens. With an extended lease with 115 years remaining. Sold with vacant possession. We hold keys for early viewings.

Price... £145,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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>		



LOCATION

Just off the A40 West Wycombe Road, about half a mile from Eden town centre and bus station - the latter provides frequent Heathrow buses. The railway station is a little further with 25 minute London Marylebone trains and junction 4 of the M40 is just five minutes drive. Desborough Road, the secondary shopping area of High Wycombe, with a diverse range of amenities, is a short walk.

DIRECTIONS

From the town centre follow the signposts for the A40 heading towards Aylesbury, go over the Abbey Way flyover, across the major set of lights by Eden, across the next set of lights and Victoria Court can be found on the right hand side.

ADDITIONAL INFORMATION

Leasehold; 115 Years remaining. Service Charge; £1836.00 Per annum: Ground Rent; £150.00 Per annum

COUNCIL TAX

Band B

EPC RATING

D

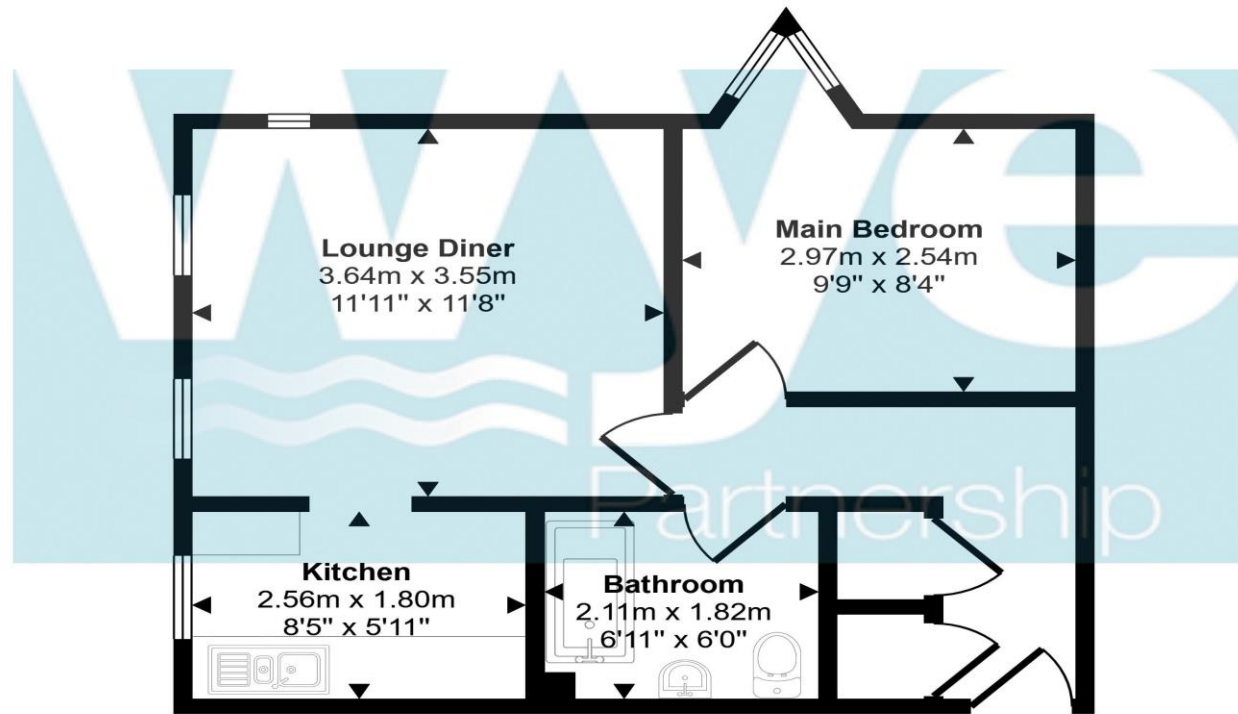
MORTGAGE

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.



Approx Gross Internal Area
38 sq m / 406 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership