



Malmers Well Road, High Wycombe, Buckinghamshire, HP13 6LL



*A recently redecorated three-bedroom first floor apartment within a short walk of town centre amenities and train station.*

| Recently Redecorated First Floor Apartment | Security Entry System | Entrance Hall | Living Room | Kitchen | Master Bedroom With En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Electric Heating | Double Glazing | Garage | Communal Gardens | Share Of Freehold | No Onward Chain |

A spacious first floor apartment of just four flats forming part of this prestigious development. Situated within a sought after cul-de-sac location off Amersham Hill within a short walk of town centre amenities & railway station. Accommodation comprising: Security entry providing access to communal hallway with stairs rising to first floor, entrance hall, living room with fireplace, fitted kitchen, master bedroom with built in wardrobes and en-suite shower room, two further bedrooms, family bathroom, private loft space and electric heating. To the outside there is a garage to the front with communal gardens comprising of lawns and shrubs to the rear.

**Price... £300,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





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### LOCATION

A spacious first floor apartment of just four flats situated within a short walk of town centre amenities & railway station. In brief comprising: Security entrance, entrance hall, living room, fitted kitchen, three bedrooms, family bathroom & en-suite shower room, electric heating, garage, communal gardens

### DIRECTIONS

From our office in Crendon Street ascend Amersham Hill and take the second left into Priory Road. Take the first right into Malmers Well Road and continue to the top of the road and Warwick House can be found at the end of the cul-de-sac on the right hand side.

### ADDITIONAL INFORMATION

Leasehold; 999 Years from 25/12/87 : We are advised that the maintenance charge to include buildings insurance is currently £1730.25 per annum, year ending March 2024.

### COUNCIL TAX

Band C

### EPC RATING

E

### MORTGAGE

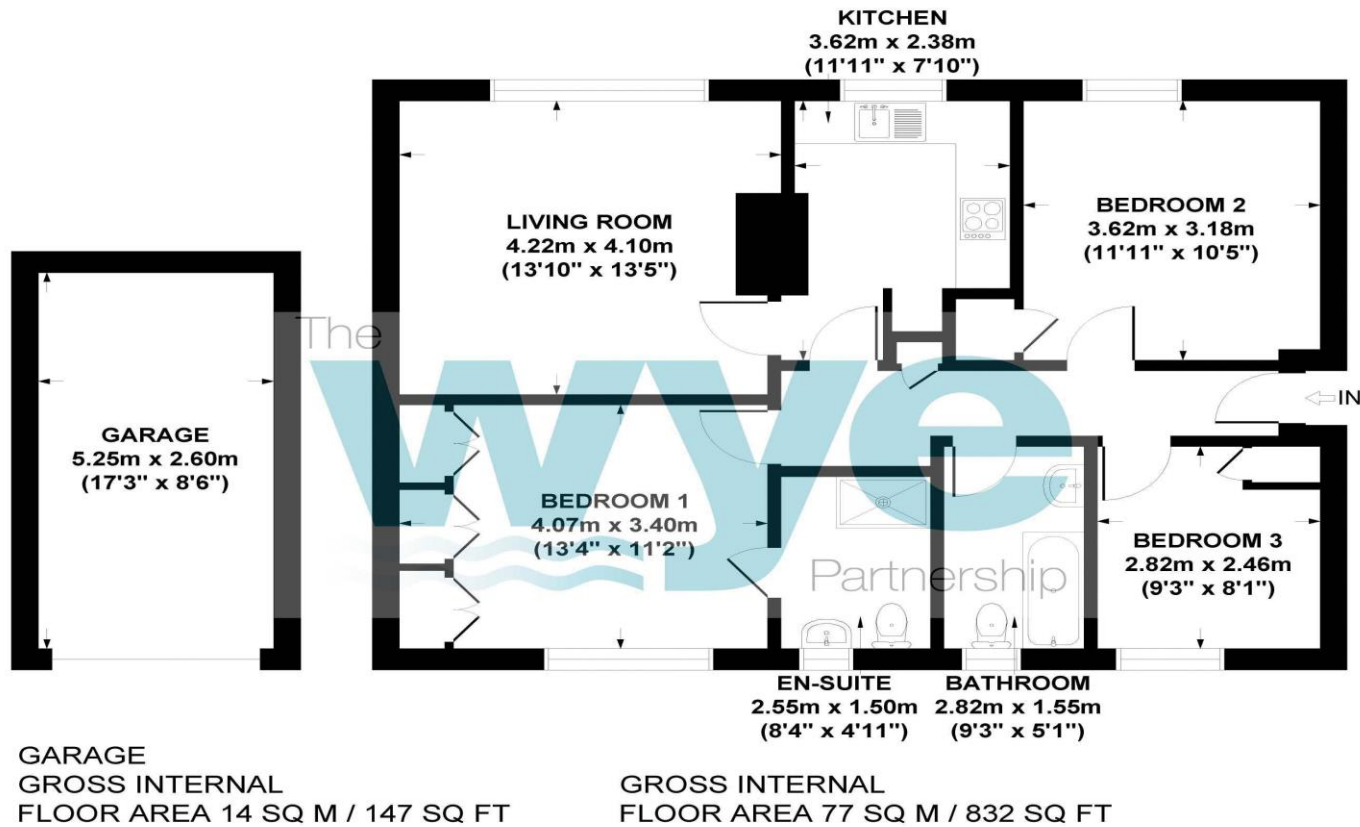
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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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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**WARWICK HOUSE, MALMERS WELL ROAD, HIGH WYCOMBE, HP13 6LL**  
**APPROX. GROSS INTERNAL FLOOR AREA 91 SQ M / 979 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
 01494 451 300  
 wycombe@wyeres.co.uk  
 wyeres.co.uk

The **wye** Partnership