



Mendy Street, High Wycombe, Buckinghamshire, HP11 2FF




## A one-bedroom first floor apartment located in High Wycombe Town Centre

| Communal Entrance | Video Entry System | Lift/Stairs | Hallway | Bathroom  
| Open Plan Kitchen/Living Room | Master Bedroom | No Onward Chain

A one-bedroom first floor apartment located in a prime, town centre, location. With new flooring throughout and a sleek modern bathroom and kitchen/living room the apartment would make an ideal first or investment purchase. The apartment has 118 years remaining on the lease and benefits from electric heating and double glazing throughout. No onward chain.

### Price... £150,000

*Leasehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D	67	67
(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

Located next to the bustling Eden Shopping Centre this first floor home is just a moments walk from extensive facilities and the train station, which provides 25 minute London Marylebone trains....Frequent Heathrow buses operate from the town and junction 4 of the M40 is approximately a mile away; the new Handycross Hub is a similar distance providing improved local and national bus and coach services....The 50 acre Rye park is a ten minute walk. The main airports are also very accessible from High Wycombe, with Gatwick just 59.4 miles and Heathrow closer at just 21.9. In contrast there is Henley at just 13.5 miles away – Oxford is 30.1 miles, Beaconsfield's just 6. The River Thames and Windsor Castle are less than 20!



### DIRECTIONS

The property is located next to High Wycombe bus station in the town centre.

### ADDITIONAL INFORMATION

Leasehold; 125 Years from 1 January 2016; Service Charge; £1621.00 Per annum: Ground Rent; £350.00 Per annum: Agents Note; Property is currently tenanted, photo's taken when property was vacant.

### COUNCIL TAX

Band B

### EPC RATING

D

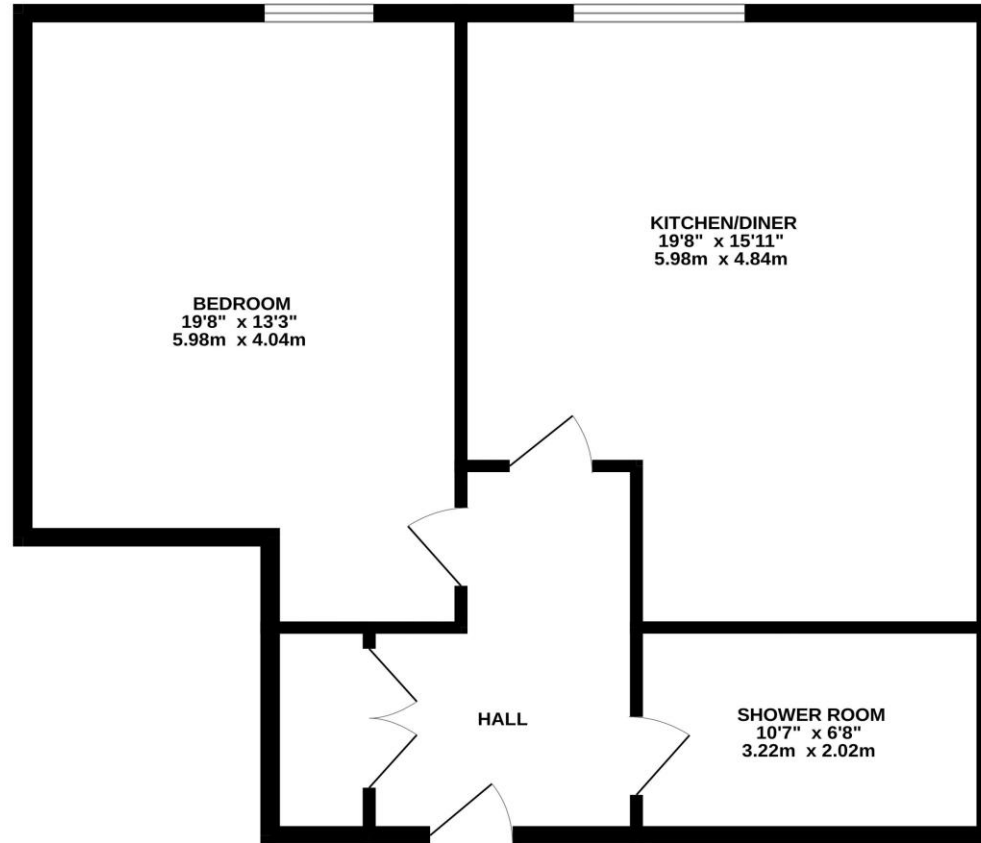
### MORTGAGE

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

344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 344 sq.ft. (32.0 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