



London Road, Loudwater, High Wycombe, Buckinghamshire, HP10 9RY

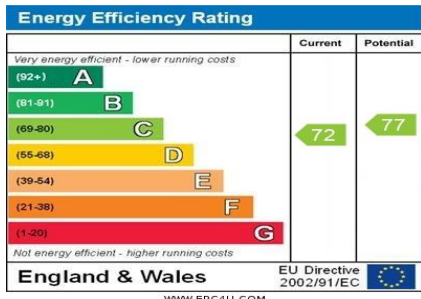
We are pleased to offer for sale this well presented two-bedroom ground floor apartment located in a highly regarded development in the popular village of Loudwater.

| Communal Entrance With Security Entry | Entrance Hall | Living Room | Re-Fitted Kitchen | Two Double Bedrooms | Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Communal Gardens | Carport + Visitor Spaces | Popular Area To East Side Of High Wycombe | No Onward Chain |

We are pleased to offer for sale this well-presented, two-bedroom, ground floor apartment located in a highly regarded development in the popular village of Loudwater. The property is heated by gas central heating to radiators, has double glazed windows, a modern fitted kitchen, modern white bathroom suite, plus an additional cloakroom. There is direct access to the rear communal gardens from the flat. Externally there is a car port, plus an additional parking space to the rear of the block. The property is to be sold with the additional benefit of no upper chain, we hold keys for early viewing.

Price... £209,950

Freehold



LOCATION

Situated just under 3 miles to the east of High Wycombe and close to Junction 3 of the M40 motorway and local shopping facilities. The property sits between High Wycombe and Beaconsfield with public transport links to both towns running close by and both offer rail services into London and more comprehensive shopping facilities.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 London Road towards London. After approximately two miles, pass Kingsmead Park on the right and Mr India restaurant on the left and Langdale Court will be seen shortly on the left hand side.

ADDITIONAL INFORMATION

Leasehold; 90 Years remaining; Service Charge; £1080.00 Per annum; Ground Rent; £115.00 Per annum; Buildings Insurance; £438.94 Per annum.

COUNCIL TAX

Band C

EPC RATING

C

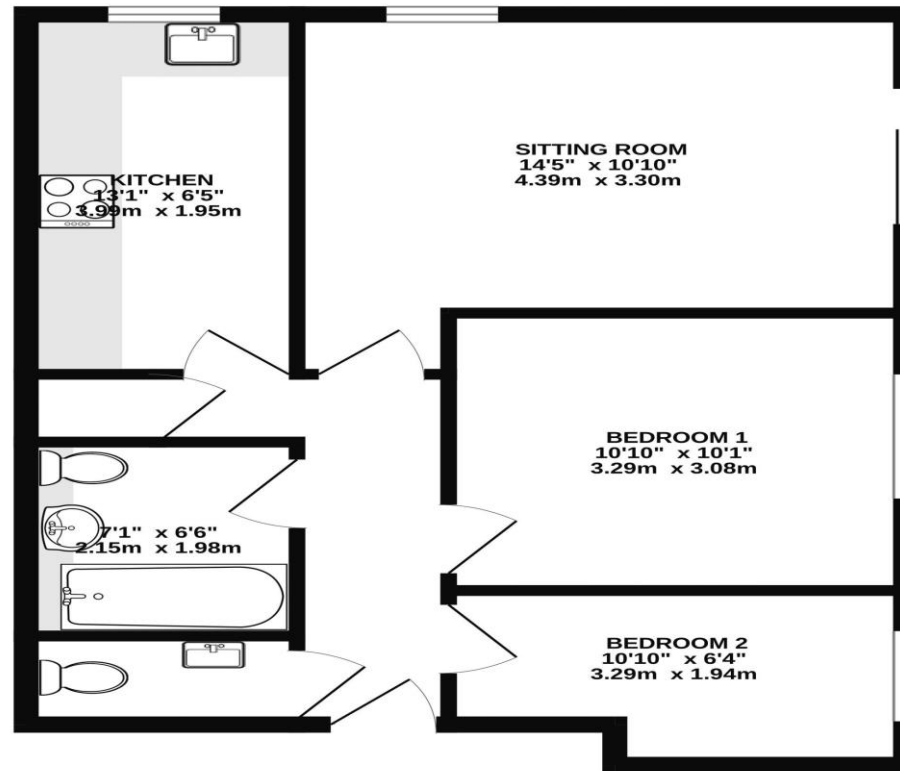
MORTGAGE

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.

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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