



2 Carrington Court, High Wycombe, Buckinghamshire, HP12 3JE - £165,000

A good size apartment in quiet tucked away position on the west side of town.

| Private Entrance with Entrance Lobby | Lounge/Dining Room | Inner Hall | Fitted Kitchen | Good Size Double Bedroom | Modern Shower Room | Gas Central Heating | Double Glazing | Large Communal Gardens | Allocated Parking | Viewing Recommended |

A well-presented one-bedroom ground floor apartment situated in a popular development to the West side of High Wycombe. The property has gas central heating to radiators, double glazing, a modern fitted kitchen and shower room, its own private entrance, allocated parking and well maintained communal gardens surround the property. Early viewing advised.

Price... £165,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(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	
WWW.EPC4U.COM		



LOCATION

Situated approximately 1 mile to the west side of High Wycombe town centre, whilst the property is accessible to local convenience stores, the town centre offers a vast array of shopping, leisure and hospitality facilities as well as a mainline rail link to London Marylebone.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road, passing over the first set of major traffic lights and take the third left into Oakridge Road. Continue over the traffic lights and the road then becomes Carrington Road where Carrington Court can be found on the right hand side. The entrance to the property is down the steps to the right hand side of the building.

ADDITIONAL INFORMATION

Leasehold; 189 Years from 14/08/2012:
Ground Rent; Peppercorn: Service Charge;
£1360.00 per annum.

EPC RATING

C

COUNCIL TAX

Band A

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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