



Herbert Road, High Wycombe, Buckinghamshire, HP13 7HH


A one bedroom first floor flat requiring updating

| First Floor Flat in Popular Location With Tree & Rooftop Views | General Updating and Modernisation Required | Newly Extended Lease & Nil Ground Rent | Communal Hall | Entrance Hall | Lounge | Separate Kitchen | Double Bedroom | Bathroom | Double Glazed Windows | Communal Grounds | Allocated Parking | No Onward Chain | Viewing Recommended |

Offered for sale with vacant possession and benefitting from a newly extended lease, a first floor, one bedroom flat which requires general updating/modernisation. The property has lovely tree and rooftop views and enjoys allocated parking and communal grounds as well as having the benefit of replacement double glazed windows. No onward chain and viewing recommended.

Price... £144,950

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(56-68)	D	55	
(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

The property is within easy walking distance of local convenience stores and local schools. There are larger supermarkets also close by as well as DIY stores and additional food outlets. The town centre is only one and a half miles away and offers a wide variety of shopping, leisure and hospitality venues as well as having a mainline rail link to London Marylebone.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and at the second set of traffic lights turn left in to Micklefield Road. Pass over the mini roundabout and take the next turning right in to Herbert Road. The property can be found at the end on the left-hand side clearly indicated by the Wye Residential for sale board.

ADDITIONAL INFORMATION

Leasehold; 953 Years remaining: Service Charge £115.00 Per month: We are advised there is no ground rent.

COUNCIL TAX

Band B

EPC RATING

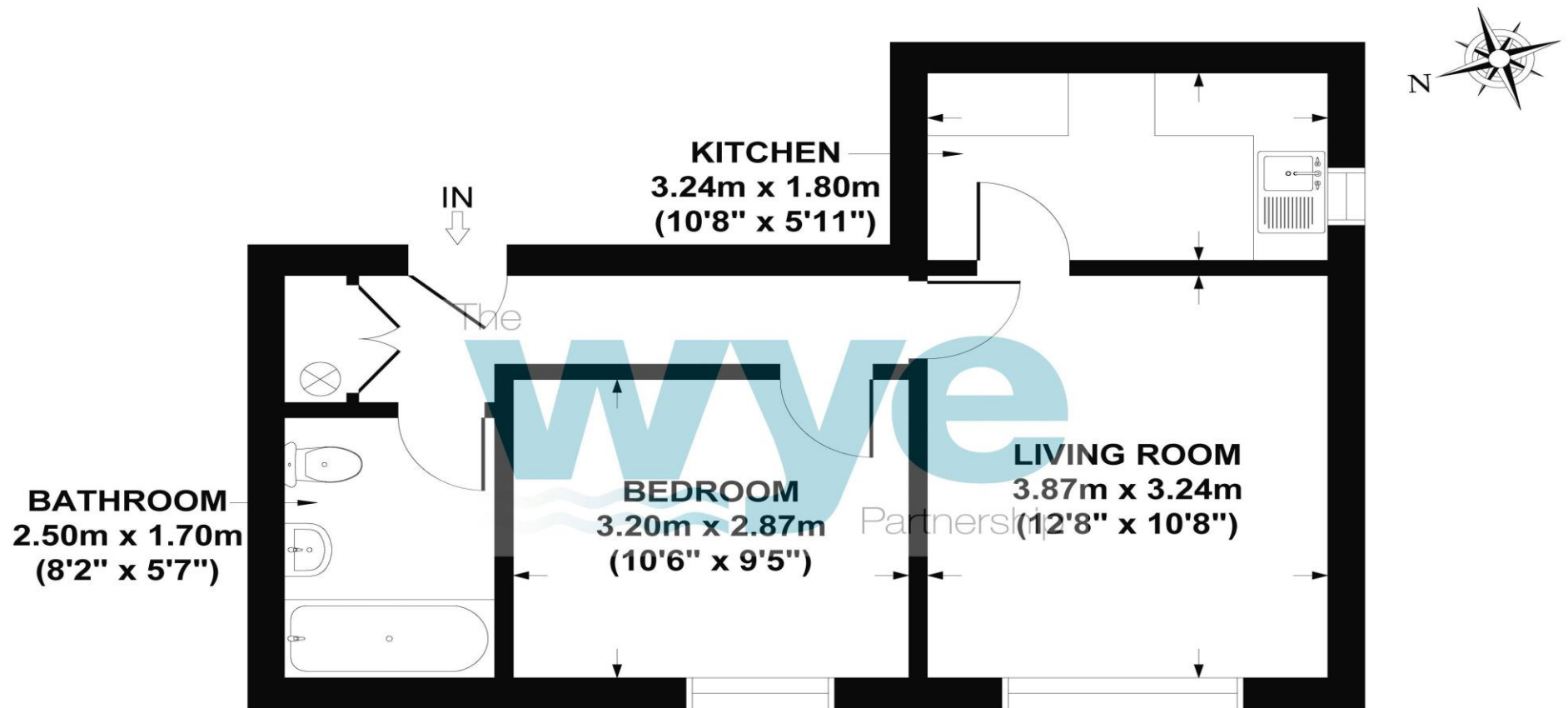
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MORTGAGE

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.





WOODLANDS VIEW, HERBERT ROAD, HIGH WYCOMBE, HP13 7HH
APPROX. GROSS INTERNAL FLOOR AREA 39 SQ M / 420 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

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The **wye** Partnership