



Queens Square, High Wycombe, Buckinghamshire, HP11 2DF

A well-presented refurbished one-bedroom top floor town centre apartment in the heart of beautiful Wycombe Old Town.

Communal Entrance Hall | Stairs To Second Floor Landing | Front Door | Entrance Hall | Good Size Lounge/Diner Being Open Plan To Kitchen/Breakfast Room | Inner Hallway | Very large Bedroom With Roof Top Views | Modern White Bathroom Suite | Long Lease | Electric Heating To Radiators | Double Glazed Windows | Vacant, No Upper Chain |

A well-presented, and refurbished, one-bedroom top floor town centre apartment in the heart of beautiful Wycombe Old Town. Benefitting from a spacious lounge, double bedroom, modern fitted kitchen & bathroom, the property would make an ideal first or investment purchase. With everything on the doorstep including local shops, bars, restaurants and the modern Eden Centre with its Cinema and Bowling Complex the apartment really does offer a vibrant location. The mainline train station with regular fast service to London Marylebone, Oxford and Birmingham is just a few minutes walk along with Wycombe's Bus Station. The bedroom to the rear provides roof top views of the old town and beautiful 11th century church and must be viewed to be appreciated.

Price... £148,950

Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Located in the centre of High Wycombe is this first floor town centre apartment. Ideally situated for the Mainline Train Station with fast service to London Marylebone, Oxford and Birmingham and conveniently placed for local amenities including local shops, bars, restaurants and The Eden Shopping Centre.

DIRECTIONS

From our office on Crendon Street, descend the hill (on foot) and turn right onto the high street. Continue walking and the road bears to the right with the church on your right. Continue to the left and the apartment will be found on the left identified by a Wye residential board in the second floor window.

ADDITIONAL INFORMATION

Leasehold; New 125 Year lease will be granted upon completion: Service Charge; £1150.00 Per annum: Peppercorn Ground Rent

COUNCIL TAX

Band C

EPC RATING

D

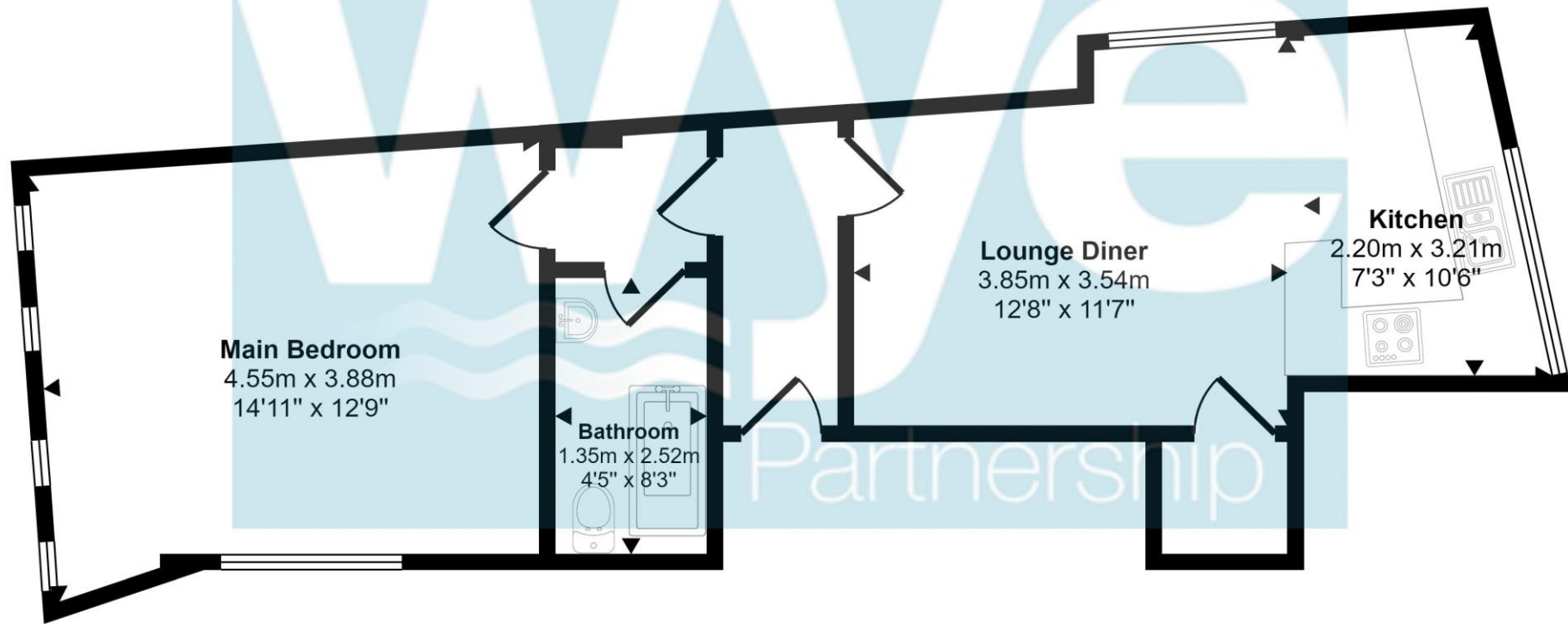
MORTGAGE

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.



Approx Gross Internal Area
45 sq m / 488 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership