

Flat 7 Ridgeway, High Wycombe, Buckinghamshire, HP13 5BE

An immaculate two-bedroom, two-bathroom, ground floor executive apartment located in a small residential development in a highly sought after location to the North of the town centre.

Covered Porch | Secure Entryphone System | Communal Entrance Hall | Front Door | Entrance Hall | Large Lounge/Dining Room With Full Width South Facing Hexagonal Windows | Modern Fitted Kitchen | Master Bedroom | Ensuite Shower Room | Bedroom Two | Modern Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Own Private Enclosed Rear Garden Accessed Directly From The Apartment | Allocated Car Parking | Small Highly Regarded Development | Popular Area | Long Lease | Large Well Maintained Communal Gardens | Must Be Seen Internally To Appreciate This Stunning Apartment |

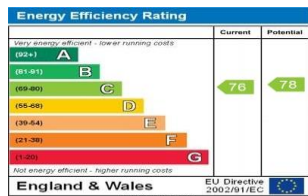


An immaculate two-bedroom, two-bathroom ground floor executive apartment located in a small residential development in a highly sought-after location to the North of the town centre. The property has been improved by the current owners and offers good size, well presented accommodation. Heated by gas central heating to radiators and with double glazed windows, the property has a large entrance hall, modern fitted kitchen, two bedrooms, one with ensuite shower, modern family bathroom and a large lounge/dining room with full width south facing hexagonal windows flooding the room with natural light. Externally the property has its own private enclosed garden, large well maintained communal gardens and allocated parking. Held on a long lease, this stunning apartment must be seen internally to be appreciated.



Price... £295,000

Leasehold



LOCATION

Approximately 1 mile North of the town centre which provide 25-minute London Marylebone trains and frequent Heathrow buses. The Royal Grammar School is a short walk, and other facilities are quickly reached including buses into town. Open countryside is a few minutes' walk and two M40 junctions are less than ten minutes' drive.

DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill continuing into Amersham Road. Continue until reaching the traffic lights at the Junction of Hamilton Road, turn left and then take the first turning right into Ridge Way. The property will be found on the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 108 Years remaining: Service Charge; £1548.00 Per annum: Ground Rent; £300.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

C

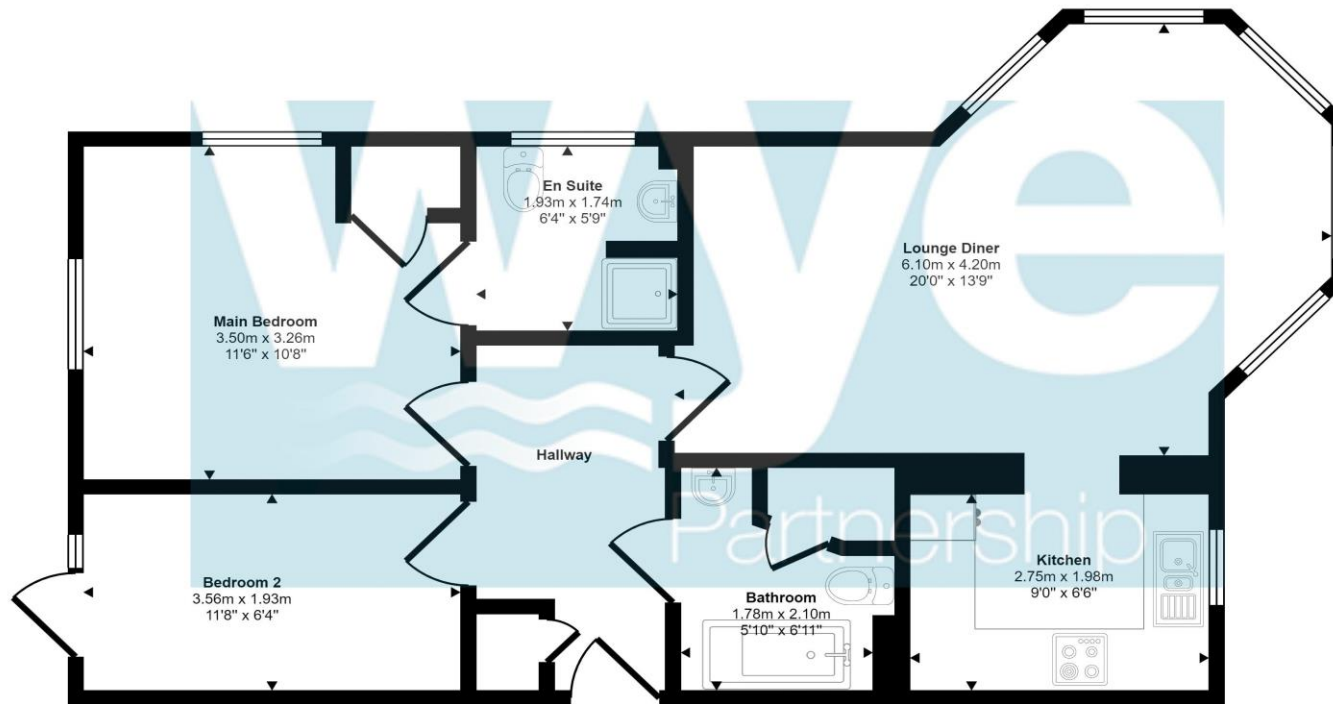
MORTGAGE

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.



Approx Gross Internal Area
61 sq m / 662 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