



John North Close, High Wycombe, Buckinghamshire, HP11 1FF



*A spacious and well presented top floor apartment in sought after development.*

| Top Floor (Third Floor) Modern Apartment | Sought After Location | Communal Hall With Security Entry System | Entrance Hall | Lounge/Dining Room with East Facing Balcony | Fitted Kitchen | Master Bedroom With En Suite Shower Room | Second Bedroom | Guest Bathroom | Gas Central Heating | Double Glazing | Allocated Courtyard Parking | Additional Guest Parking With Permits | Viewing Strongly Recommended |

A most delightful, well appointed and well presented top floor apartment situated in a highly sought after location. This light and airy two bedroom apartment has an east facing balcony from the lounge/dining room, a fitted kitchen, en suite shower room to master bedroom and additional guest bathroom and benefits from reserved parking in gated courtyard with additional permit parking for visitors. The property has double glazed windows and gas central heating and is situated close to the Handy X Hub with Leisure Centre & Waitrose supermarket. A viewing is strongly recommended.

**Price... £265,000**

*Leasehold*

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



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### LOCATION

Located at the Handy X Hub with a Leisure Centre and Waitrose both within walking distance. Junction 4 of the M40 motorway is within a minutes drive and the town centre and station is just 1 mile away. There are additional supermarkets, a department store, cinema and restaurants all within very easy reach.

### DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill, pass through the first two sets of traffic lights and on reaching the third set, filter left and then left again into Fair Ridge and continue straight on into John North Close. The apartment will be found on the left.

### ADDITIONAL INFORMATION

Leasehold; 125 Years from 24/06/10: Service Charge; £1968.00 Per annum: Ground Rent; £250.00 Per annum

### COUNCIL TAX

Band C

### EPC RATING

B

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

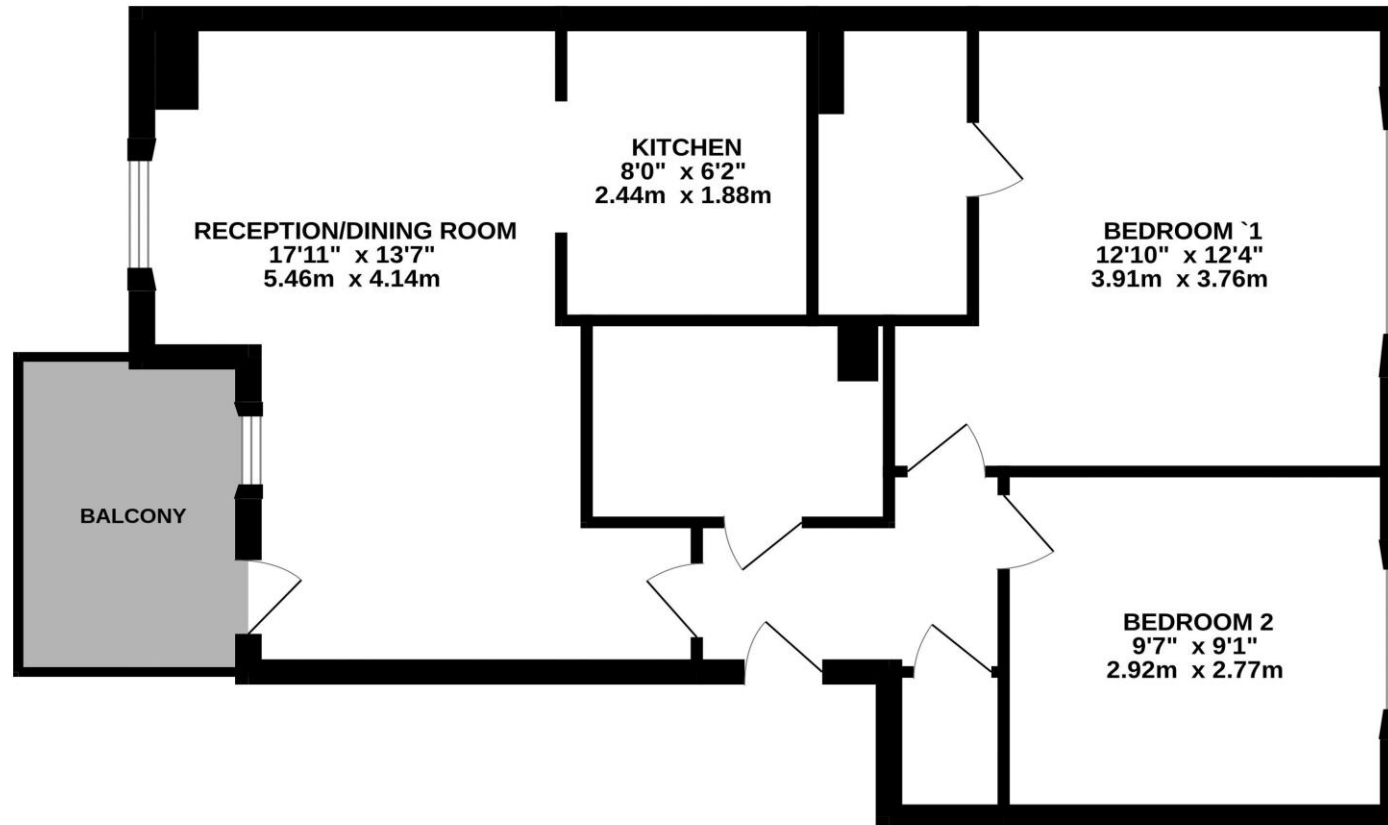


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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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