

A photograph of a two-story brick house with a dark brown roof and dark brown window frames. The house has a mix of brickwork and shingle siding. A black door with a glass panel is visible on the left. The house is surrounded by greenery and a blue sky with light clouds.

Kaybridge Close, High Wycombe, Buckinghamshire, HP13 7HF

*A stunning two-bedroom top floor apartment located in a small development situated on the highly regarded east side of High Wycombe and a short walk to the retail park.*

| Stunning Two Bedroom Top Floor Apartment | Communal Entrance Hall | Landing | Front Door | Entrance Hall | Lounge/Dining Room | Lovely Refitted Kitchen | Two Bedrooms | High Quality Refitted Bathroom | Replacement Electric Heaters | Double Glazed Windows | Immaculate Condition | Refitted Flooring | Short Walk To Retail Park | Popular East Side Location | Allocated On Site Car Parking | Extended Lease With 151 Years Remaining | Ready To Move in To | No Upper Chain |

A stunning two-bedroom top floor apartment located in a small development situated on the highly regarded east side of High Wycombe and a short walk to the retail park. The immaculate property has been totally refurbished throughout including replacement electric heating, double glazed windows, a recently installed bathroom, beautifully refitted kitchen and new flooring throughout. Offering an ideal investment or first time purchase the property offers an extended lease with 151 years now remaining. To be sold with no upper chain early viewing is advised of this ready to move into apartment.

**Price... £219,950**

*Leasehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(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

Approximately 2 miles East of High Wycombe centre where buses pass the door to town which provides extensive amenities including 25-minute London Marylebone trains as well as direct links to Birmingham and Oxford. Frequent Heathrow buses operate along the A40 and a retail park is just a short stroll. Local facilities are a few minutes walk as are the vast Kings Woods with walks through to Tylers Green. Junction 3 of the M40 motorway is a 5/10-minute drive and junction 4 is also around 10 minutes away.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts. At the next set of major traffic lights turn left into Micklefield Road and the development is on your right-hand side.

### ADDITIONAL INFORMATION

Leasehold; 151 Years remaining: Service Charge £1560.00 Per annum : We have been advised there is no Ground Rent

### COUNCIL TAX

Band C

### EPC RATING

D

### MORTGAGE

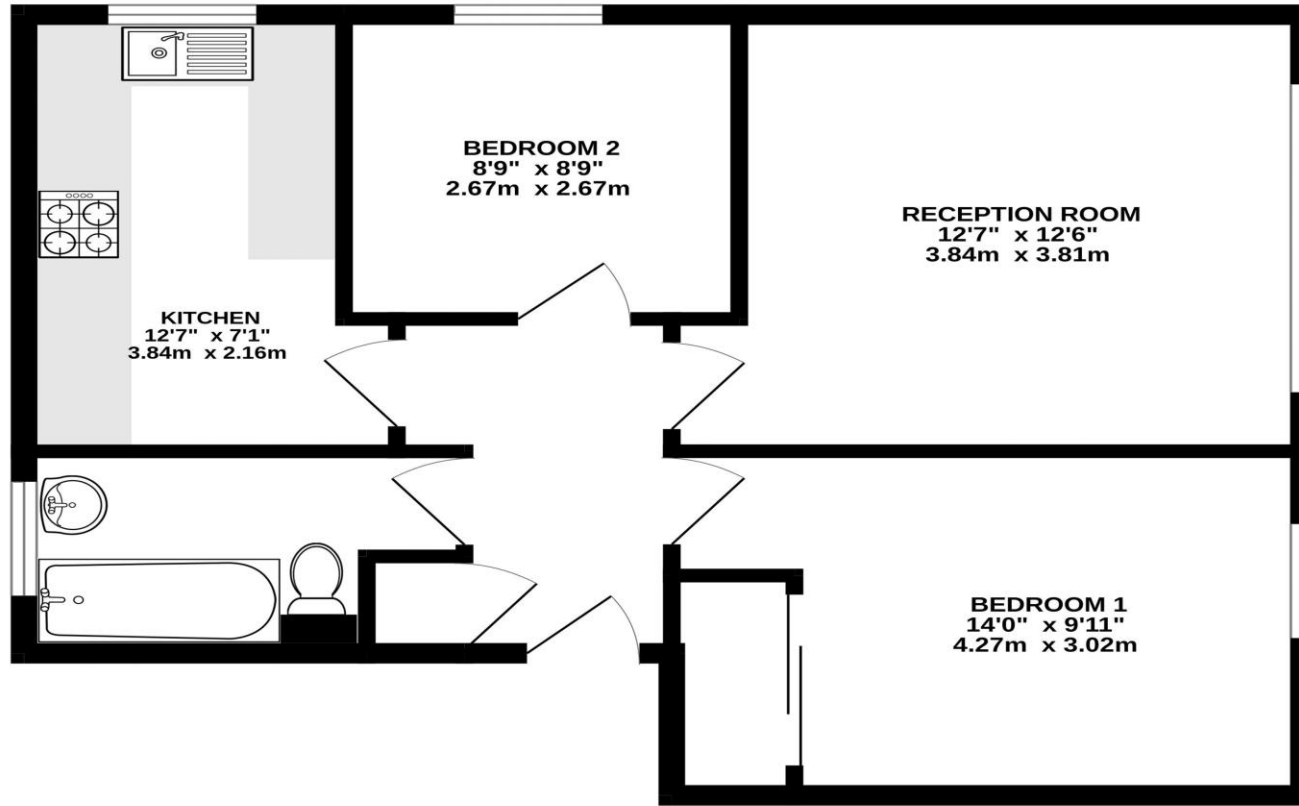
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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FIRST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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