



Carrington Road, High Wycombe, Buckinghamshire, HP12 3JF

We are pleased to offer for sale this one-bedroom split level apartment located in a quiet development at the end of a no through road close to open woodland.

| Entrance Hall | Bedroom | Modern Fitted Bathroom | Large Ground Floor Lounge/Dining Room | Modern Fitted Open Plan Kitchen/Breakfast Room | Replacement Electric Heating Throughout | Double Glazed Windows | Own Private Enclosed Rear Garden With Direct Access From The Lounge | Long Lease | Allocated Car Parking | Adjacent To Open Woodland | Share Of the Freehold | We Hold Keys | Ideal First Time Purchase Or Investment Purchase | Vacant | No Upper Chain |



We are pleased to offer for sale this one-bedroom split level apartment located in a quiet development at the end of a no through road close to open woodland. The property is to be sold with no upper chain and affords entrance hall, double bedroom and a modern bathroom on the first floor, with stairs leading down to a very good size open plan kitchen/lounge, it is heated by electric heating and has double glazed windows and doors. With the remainder of a 999 year lease the property also has its own enclosed rear garden with a decked area leading down to lawn and on-site allocated parking. Vacant, we hold keys for early viewing.

Price... £190,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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		



LOCATION

Located at the end of a no through road and adjacent to open woodland the property is 1.9 miles away from the town centre. Public transport into the main town of High Wycombe is easily accessible and frequent and access to the motorway at Junction 4 of the M40 is approximately two and a half miles away.

DIRECTIONS

From High Wycombe town centre take the exit off the two-way roundabout onto Queen Alexandra Road past the hospital on your left-hand side. At the end of the road turn left onto Desborough Avenue and follow the hill up taking the third turning on your right into Deeds Grove, then the first right again into Knights Hill and immediately right into Barronsmead Road. At the end of the road turn left into Carrington Road. Follow the road to the end where Davies Court can be found on the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 963 Years remaining; Service Charge; £ Per annum: Ground Rent; £25.00 Per annum.

COUNCIL TAX

Band B

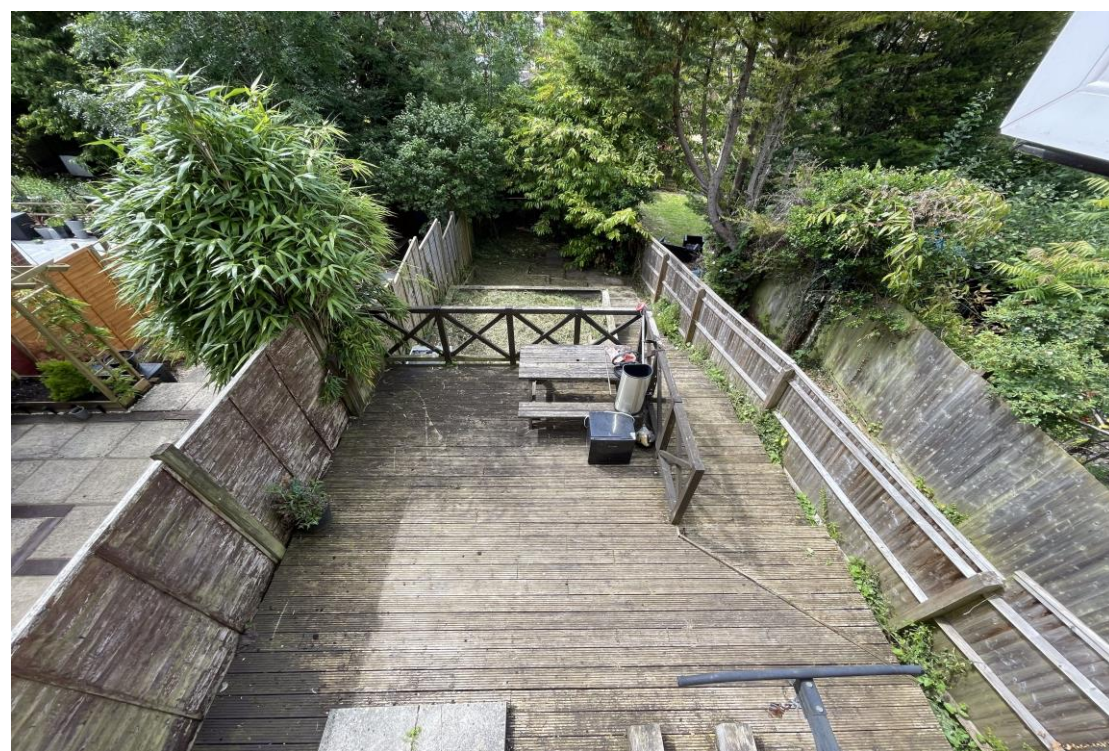
EPC RATING

D

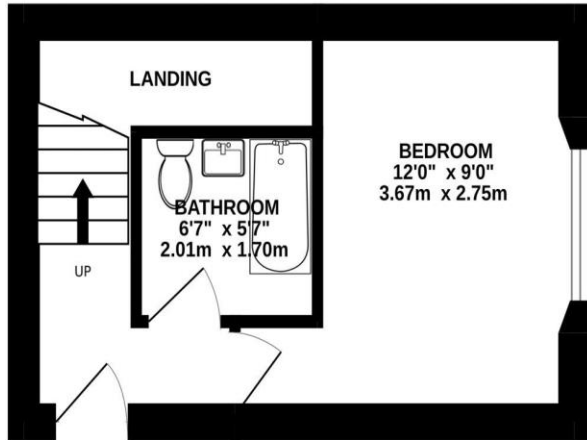
MORTGAGE

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

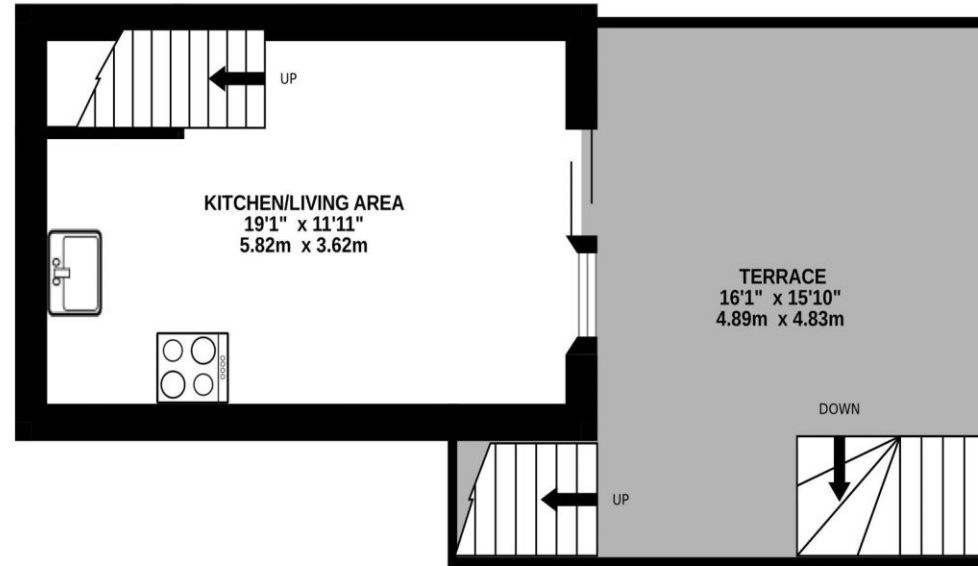
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 414sq.ft. (38.5 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