



16 Alexandra Park, High Wycombe, Buckinghamshire, HP11 2HJ - £210,000

*An attractive ground floor flat, forming part of this ever popular town centre development.*

| Secure Entryphone System | Communal Entrance Hall | Front Door | Entrance Hall | Living Room | Fitted Kitchen | Two Bedrooms | Bathroom | Electric Heating | Double Glazed Windows | Allocated Parking | Additional Visitors Spaces | Highly Regarded Development A Short Walk from The Town Centre And Railway Station |

A well kept, ground floor apartment, situated within this popular town centre development close to all amenities. Accommodation comprising: communal entrance with security entry system, entrance hall, living room with double doors opening to communal gardens, kitchen, two bedrooms, bathroom with shower above, electric heating, double glazing, allocated car parking space, visitor parking and communal gardens.



**Price... £210,000**

*Leasehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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## LOCATION

Excellent central location close to the university and High Wycombe Hospital, a short walk to the Eden centre, as well as High Wycombe train station with 30 minute trains to London Marylebone as well as direct links to Oxford and Birmingham. The 50 acre Rye Park is a few hundred yards away and junction 4 for the M40 is less than one mile.

## DIRECTIONS

From the roundabout at the bottom of Marlow Hill (A404) turn left onto Queen Alexandra Road. Pass the hospital on the left and the turn for Alexandra Park can be found on the left. Once in the development bear to the right. Number 16 can be found in the small block on the end.



## ADDITIONAL INFORMATION

We have been advised the lease is 125 years from 24/06/1992 and there is a Ground Rent of £300 per annum, paid every 6 months currently and a Service Charge of £637.12 every 6 months.

## 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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**ALEXANDRA PARK, HIGH WYCOMBE, HP11 2HJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 50 SQ M / 540 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROSS INTERNAL  
FLOOR AREA 50 SQ M / 540 SQ FT

