



Gallows Lane, High Wycombe, Buckinghamshire, HP12 4BP

A beautifully presented ground floor flat set within well kept grounds ideal as a first time or investment purchase.

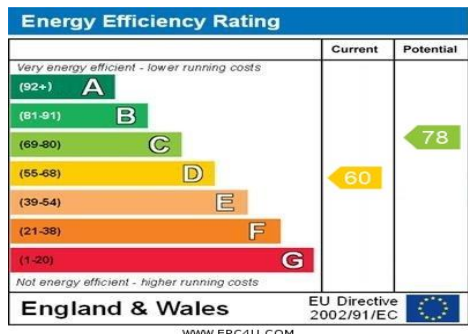
| Ground Floor Apartment With Private Entrance | Living Room | Kitchen | Bedroom | Bathroom | Electric Heating | Double Glazing | Allocated Parking | Communal Gardens | Convenient To Local Amenities |

Forming part of this popular development on the west side of the town centre. A well presented ground floor apartment with it's own private entrance with accommodation comprising: Living room with outlook over communal grounds, kitchen with built in oven & hob, bedroom, bathroom with white suite. To the outside the communal gardens are mainly laid to lawn with a number of plants and shrubs contained within.



Price... £175,000

Freehold



LOCATION

The property is situated approximately 2 miles to the west side of the town and within close proximity of a local convenience store and bus routes. The town centre offers a wide variety of shopping and leisure facilities including a mainline rail link to London/Birmingham. The M40 is accessed at Junction 4 which is just a 10 minute drive from the property.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and just before the second set of major traffic lights turn left into Mill End Road, follow the road down and Langston Court can be found on the right hand side at the junction with Gallows Lane clearly indicated by the Wye Residential for sale board.

ADDITIONAL INFORMATION

Leasehold; 99 Years from 22 August 2016:
Service Charge; £1176.00 Per annum: Ground Rent; £350.00 Per annum

COUNCIL TAX

Band C

EPC RATING

D

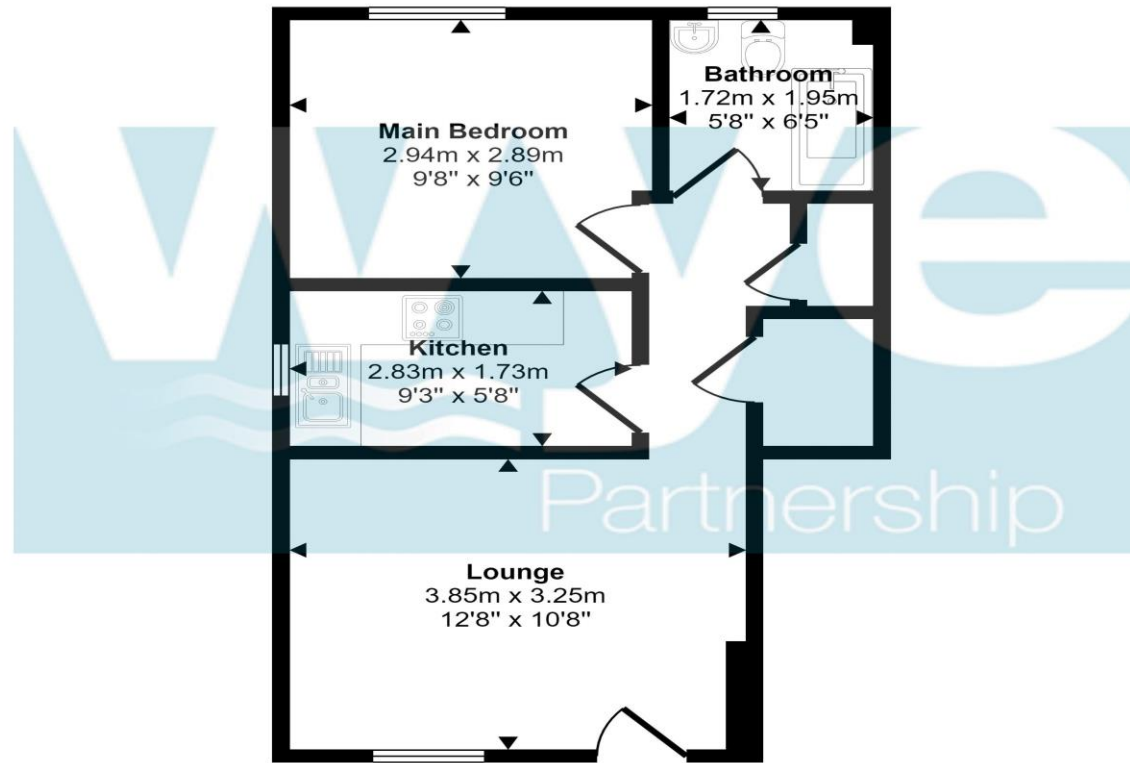
MORTGAGE

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 upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
36 sq m / 391 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