



Conegra Road, High Wycombe, Buckinghamshire, HP13 6AJ

*A two-bedroom top floor apartment in a small development within a short walk of the town centre and train station.*

| Top Floor Apartment | No Through Road Location | Short Walk of Train Station | Communal Entrance | Entrance Hall | Living Room | Kitchen | Two Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Allocated & Visitors Parking | Communal Gardens | Extended Lease | No Onward Chain |

A well-maintained top floor apartment in this small and popular development just a short walk from the town centre and train station. At the end of a no through road, the accommodation briefly comprises; communal entrance, entrance hall, living room, kitchen, two bedrooms, bathroom, double glazing, gas radiator heating, allocated and visitors parking, communal gardens, extended lease. offered with no onward chain.



**Price... £225,000**

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>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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### LOCATION

Part of an established development at the end of a cul-de-sac less than 10 minutes walk from the town centre with extensive amenities. The station provides 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham this is just a 5-minute walk. Mature trees in the vicinity give the location a pleasant feel but local shops are just a short walk. Junction 4 of the M40 is approximately 5 minutes drive.



### DIRECTIONS

From our office in Crendon Street ascend the hill and take the first right after the railway station into Totteridge Road. Continue along and take the first turning on the left into Peterborough Road and the next turning left into Conegra Road the property can be found at the end of the road on the right.

### ADDITIONAL INFORMATION

Leasehold; 163 Years remaining; Service Charge; £1878.36 Per annum: We are advised that there is no Ground Rent.

### COUNCIL TAX

Band C

### EPC RATING

C

### MORTGAGE

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

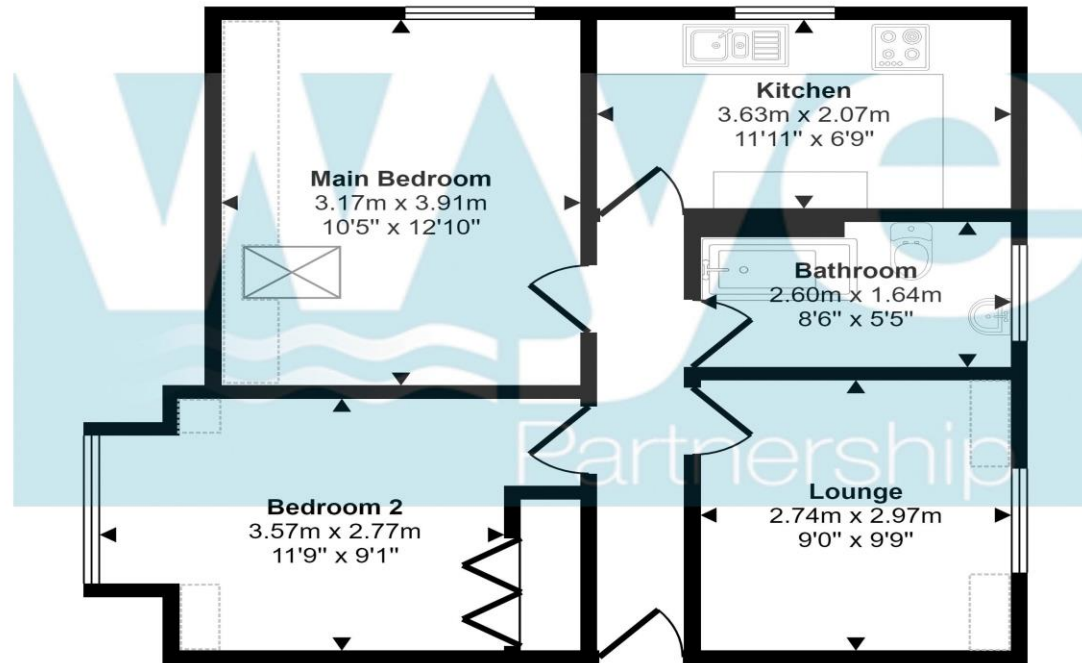


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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
50 sq m / 542 sq ft



Floorplan

 Denotes head height below 1.5m

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  
