



Peatey Court, Princes Gate, High Wycombe, Buckinghamshire, HP13 7AY

*In our opinion a very well presented and well maintained one bedroom second floor apartment in this highly regarded residential development close to the town centre.*

Secure Entry Phone System | Communal Entrance Hall | Front Door | Entrance Hall | Large Lounge/Dining Room | Modern Fitted Kitchen With New Cooker & Hob | Large Double Bedroom | Modern Refitted Family Bathroom | Double Glazed Windows With South Facing Views | Slimline Electric Heaters | Allocated Parking | Well Maintained Communal Gardens | Popular Development Within Walking Distance Of Town Centre And Railway Station | New Flooring Throughout | Ideal Investment Or First Time Purchase | Early Viewing Advised | Long Lease Remaining

In our opinion a very well presented and well maintained one bedroom second floor apartment in this highly regarded residential development close to the town centre that has been much improved by the current owners. The property is accessed by a secure entry phone system and is heated by electric heating, it has double glazed windows which face due south and has far reaching views across Keep Hill to the front aspect. Both the kitchen and bathroom are modern and have been refurbished during the current ownership and the lounge/dining room and large double bedroom are of excellent proportions. The property has new flooring throughout. Externally there are well maintained communal gardens with childrens play area and an allocated car parking space. Held on a long lease term remaining we recommend early viewing, we hold keys.

**Price... £199,950**

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(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		



## LOCATION

Just under a mile East of the town, part of a popular development, an approximate 10-minute walk from 25-minute London Marylebone trains. Local shops are a short walk as are buses to the centre. Frequent Heathrow buses operate along the A40 London Road, an easy walk, as is the 50-acre Rye Park. Two M40 junctions are 5-6 minute drive.

## DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the first roundabout turn left into Gordon Road. Proceed for a short distance turning right at the first set of traffic lights. Take the first turning left and then immediately right into Peatey Court. The property will be found a short way along on the left-hand side.

## ADDITIONAL INFORMATION

Leasehold; 100 Years remaining; Service Charge; £942.00 Per annum; Ground Rent; £150.00 Per annum.

## COUNCIL TAX

Band B

## EPC RATING

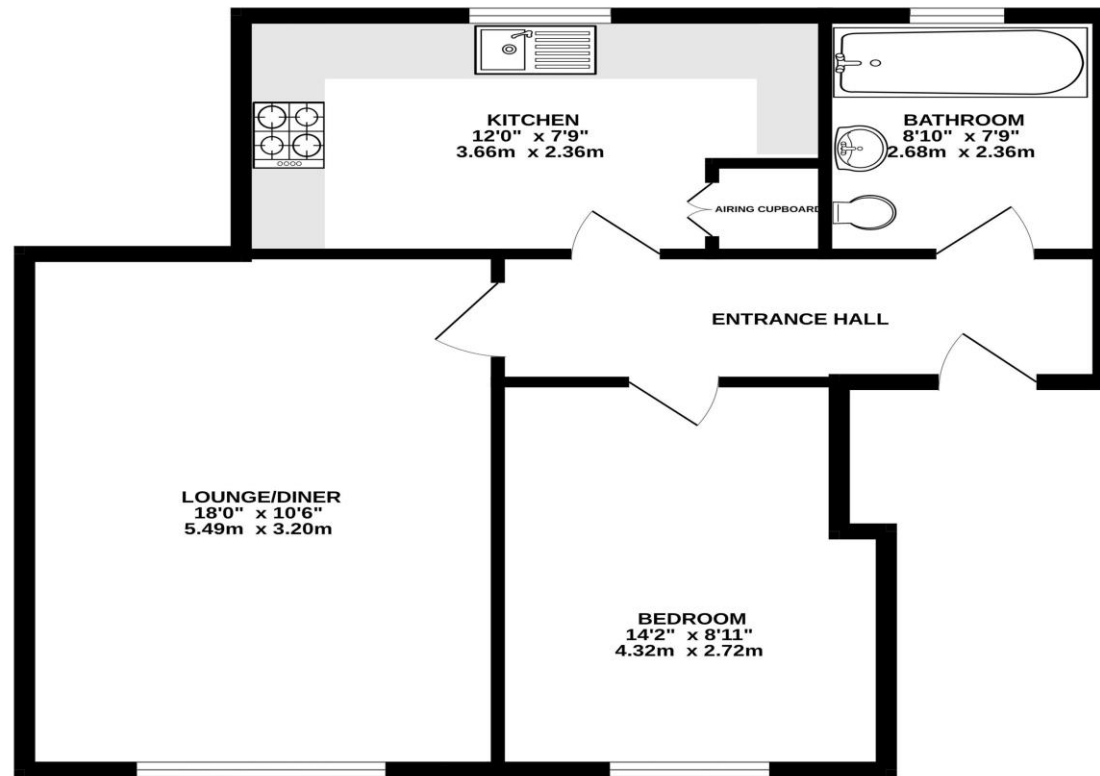
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## MORTGAGE

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.*



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