



London Road, Loudwater, High Wycombe, Buckinghamshire, HP10 9FT

*A two-bedroom, two-bathroom ground floor apartment in a popular location with a private terrace available with no onward chain.*

| Private Entrance | Entrance Hall | Living room With Double Doors To Private Terrace | Refitted Kitchen | Two Double Bedrooms | Bathroom Plus En-Suite Shower Room | Electric Heating | Double Glazing | Communal Gardens At Rear | Long Lease | No Onward Chain |

We are pleased to offer for sale a spacious two-bedroom ground floor apartment situated in a popular and sought-after small development on the East side of High Wycombe, close to J3 of the M40. The property is being sold with the benefit of no onward chain. The accommodation which is heated via electric panel heaters comprises of a good size lounge giving access to a private terrace, fitted kitchen, two bedrooms, the master having the facility of an en-suite shower room, separate bathroom. The property is also serviced by allocated car parking which is adjacent to the flat.

**Price... £260,000**

*Freehold*

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>	64	80
(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	

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### LOCATION

Approximately three miles east of High Wycombe centre, which provides extensive amenities including 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Fast London trains are also available at Beaconsfield. Junction 3 of the M40 motorway and local shopping facilities are close by as well as the more comprehensive shopping facilities in High Wycombe and Retail Park which is approximately 1 mile away.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road passing over two roundabouts and through five sets of traffic lights. At the next mini roundabout which joins the junction of Station Road in Loudwater proceed straight across and Blackbird Mews can be found on the right-hand side.

### ADDITIONAL INFORMATION

Leasehold; 135 Years remaining: Service Charge; £1414.68 Per annum: Ground Rent; £240.00 Per annum.

### COUNCIL TAX

Band C

### EPC RATING

D

### MORTGAGE

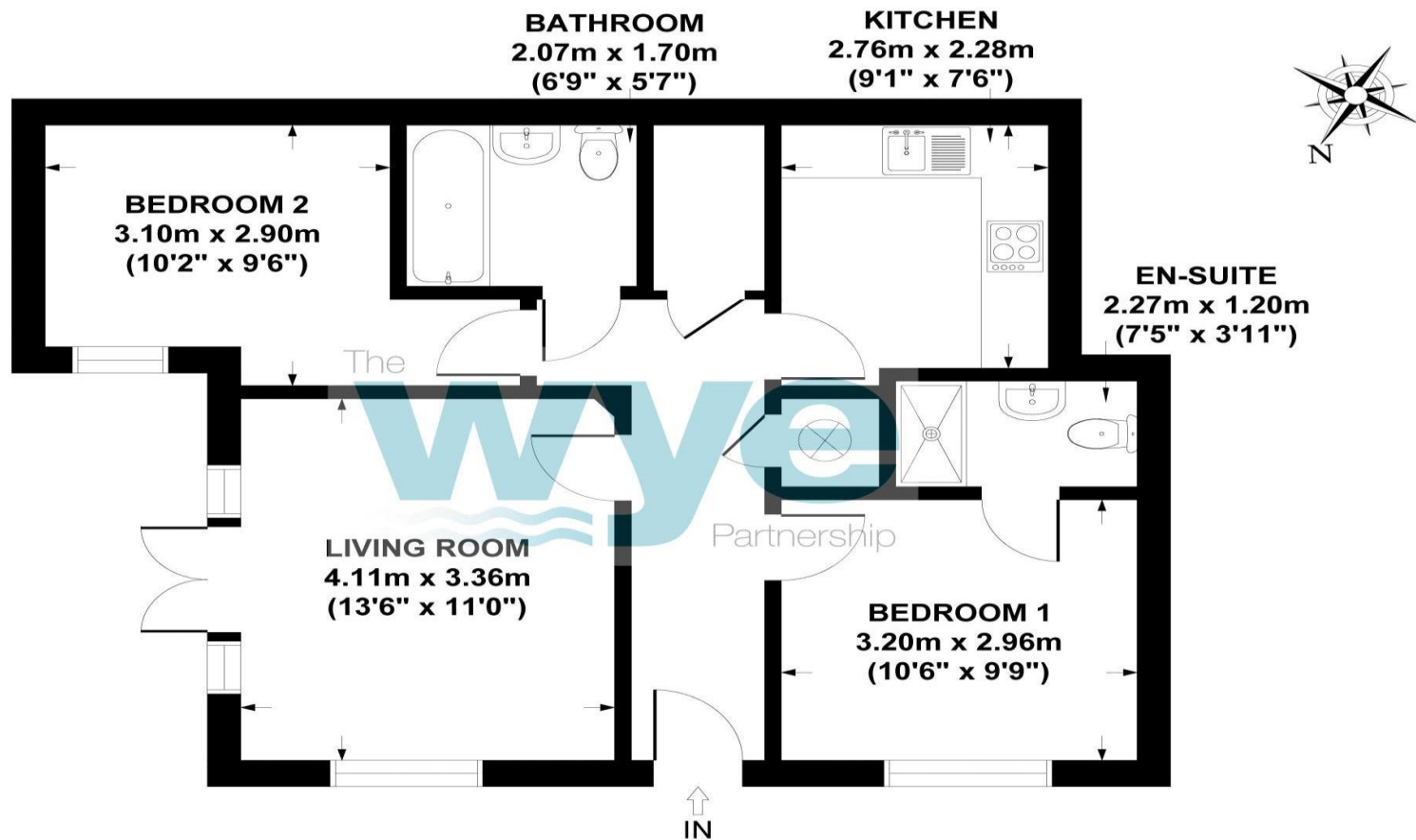
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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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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**BLACKBIRD MEWS, LONDON ROAD, LOUDWATER, HP10 9FT  
APPROX. GROSS INTERNAL FLOOR AREA 60 SQ M / 649 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
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The **wye** Partnership