



Linchfield, High Wycombe, Buckinghamshire, HP13 7QH

We are delighted to offer for sale this totally refurbished and much improved one bedroom first floor apartment situated in a small development to the North East of Wycombe.

Secure Entryphone System | Communal Entrance Hall | Front Door | Spacious Entrance Hall With Built In Storage Cupboard | Good Size Lounge/Dining Room | Comprehensively Refitted Kitchen With High Gloss Units Including Appliances | Double Bedroom With Built In Wardrobes To One Wall | Refitted Bathroom With Drencher Shower | Gas Central Heating To Radiators Via Recently Replaced Combi Boiler | Double Glazed Windows | Small Development On East Side Of Town | No Onward Chain |

We are delighted to offer for sale this totally refurbished and much improved one bedroom first floor apartment situated in a small development to the North East of High Wycombe. The property is heated by gas central heating to radiators with a recently replaced combination boiler, has double glazed windows, a comprehensively refitted kitchen including appliances and recently refitted bathroom with p shaped bath and drencher shower over. The bedroom is a good size with built in wardrobes to one wall and the lounge/dining room is well proportioned. Access is via a secure entry phone system. No onward chain.

Price... £165,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C	77	77
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
www.cpsc.co.uk



LOCATION

Located 1.1 miles away from the town centre with extensive amenities including frequent Heathrow buses....The station with 25 minute London Marylebone trains is a stones throw as are local shops and buses pass the door. The 50 acre Rye park is a 10 minute walk and two M40 junctions are 5-10 minutes drive. Town centre amenities include the Swan Theatre, Eden Shopping centre with it's numerous shops, library and restaurants.



DIRECTIONS

From our office in Crendon Street, ascend the hill turning right just after the station into Totteridge Road. Proceed along Totteridge Road and pass through the traffic lights and ascend the hill on the other side. On reaching the top of the hill turn right into Wingate Avenue and then take the second turning in your right in to Hillary Road, the property is on your right.

ADDITIONAL INFORMATION

Leasehold; 89 Years remaining: Service Charge; £780.00 Per annum: Ground Rent; £10.00 Per annum. Please note these photos were taken professionally within the last 12 months prior to the current vendors ownership.

COUNCIL TAX

Band A

EPC RATING

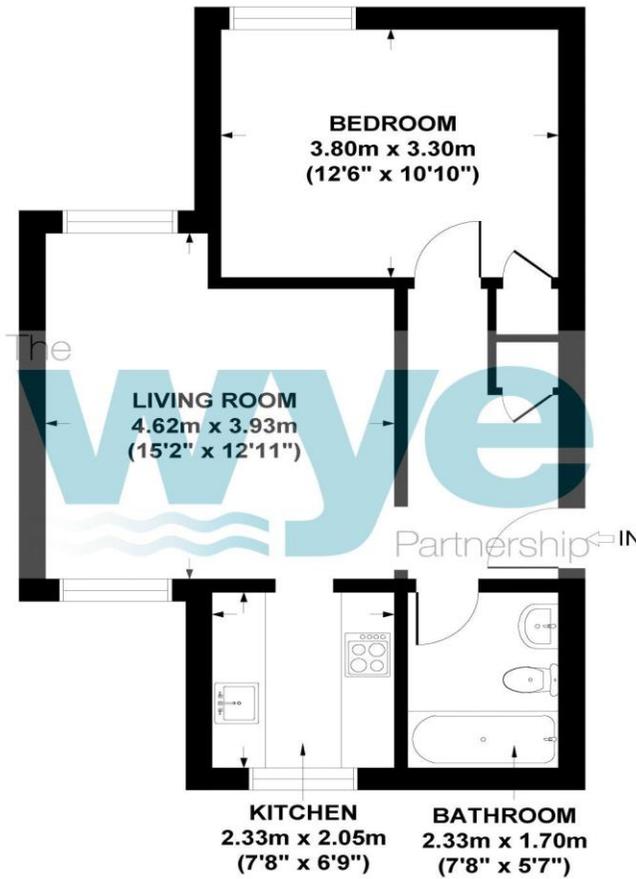
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MORTGAGE

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





GROSS INTERNAL
FLOOR AREA 47 SQ M / 502 SQ FT

LINCHFIELD, HIGH WYCOMBE, HP13 7QH
APPROX. GROSS INTERNAL FLOOR AREA 47 SQ M / 502 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership