



Carrington Road, High Wycombe, Buckinghamshire, HP12 3JB

*A good size two-bedroom first floor flat with the benefit of a double length garage and an extended lease.*

| Entrance Hall | Large Lounge/Dining Room | Two Bedrooms | Fitted Kitchen  
 | White Bathroom Suite | Gas Heating To Radiators | Double Glazed Windows  
 | Long Lease | Double Length Garage | Low Charges | We Hold Keys | Ideal  
 First Time Purchase Or Investment Purchase | No Onward Chain |

Situated on the west side of High Wycombe in a no through road, a spacious first floor flat which has its own private garden and a double length garage. Shared Entrance Vestibule, Entrance hall, lounge/dining room, fitted kitchen, two good size bedrooms, bathroom, separate wc, gas central heating to radiators and double glazed windows. Extended lease. Viewing strongly recommended.

**Price... £220,000**

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>	76	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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### LOCATION

Located in a no through road and close to open woodland the property is 1.9 miles away from the town centre. Public transport into the main town of High Wycombe is easily accessible and frequent and access to the motorway at Junction 4 of the M40 is approximately two and a half miles away.

### DIRECTIONS

From the multi roundabout system in the centre of High Wycombe, proceed along Queen Alexandra Road continuing into Suffield Road. At the T junction with Desborough Avenue turn left then immediately right into Plumer Road. At the end of Plumer Road turn left into Oakridge Road and continue into Carrington Road. Continue for approximately a quarter of a mile and Linden Court will be found on the right.

### ADDITIONAL INFORMATION

Leasehold: 163 Years remaining: Nil Ground Rent: No Service Charge currently

### COUNCIL TAX

Band B

### EPC RATING

C

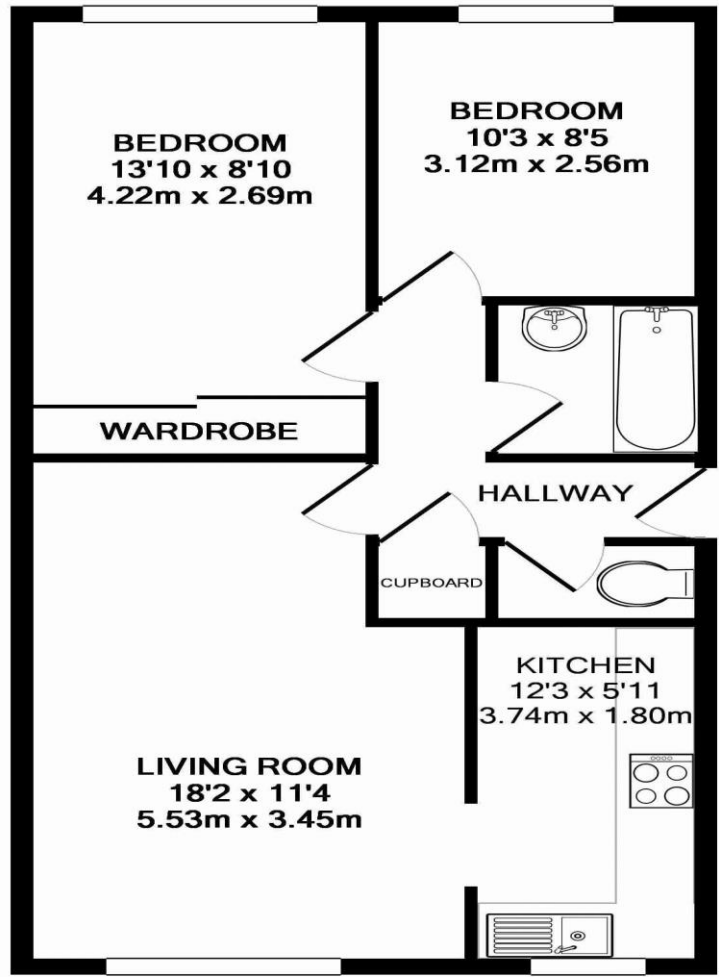
### MORTGAGE

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.*

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Measurements are approximate. Not to scale. Illustrative purposes only  
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