



3 Clement Court , High Wycombe, Buckinghamshire, HP13 6HQ - £229,950

In our opinion a well presented two bedroom, two bathroom ground floor apartment located in this popular development a short walk from the town centre and railway station.

Secure Entryphone System | Communal Entrance Hall | Front Door | Entrance Hall | Ample Storage Cupboards | Lounge/Dining Room | Modern Fitted Kitchen Including Appliances | Bedroom One | Ensuite Shower Room | Bedroom Two | Bathroom | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Private Patio With Direct Access From Lounge | Short Walk To Town And Station | Cul De Sac Location | Under Cover Parking | Long Lease Remaining | No Upper Chain | We Hold Keys For Early Viewings |

In our opinion a well presented two bedroom, two bathroom ground floor apartment located in this popular development a short walk from the town centre and railway station. The property has been well looked after and is heated via gas central heating to radiators, has sealed unit double glazed windows, a modern fitted kitchen, including appliances, plus a modern well appointed bathroom and ensuite shower room. Externally the development is well maintained, has communal gardens and offers underground parking. Held on a long remaining lease and with vacant possession the property provides an ideal first time or investment purchase, we hold keys, no upper chain.

Price... £229,950

Leasehold

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |



LOCATION

A striking apartment at the end of a small cul-de-sac with an outlook to the rear over mature trees....High Wycombe station, with 25 minute London Marylebone trains, is just 6/7 minutes walk and local shops etc are a similar distance....Buses pass the end of the road to the town centre, less than a mile away, and the A40 London Road, along which operate frequent Heathrow buses, is an easy walk.. M40 junctions are within ten minutes drive.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Amersham; immediately above the station, turn right in to Totteridge Road. As the road slopes towards the traffic lights, St Marks Close will be seen on the left and Clement Court is at the end of the cul-de-sac.

ADDITIONAL INFORMATION

Leasehold; 110 Years remaining: Service Charge; £1,563.00 Per annum: Ground Rent; £850.00 Per annum: Agents note; Seller is looking into getting a deed of variation or lease extension to lower ground rent to peppercorn.

COUNCIL TAX

Band C

EPC RATING

B

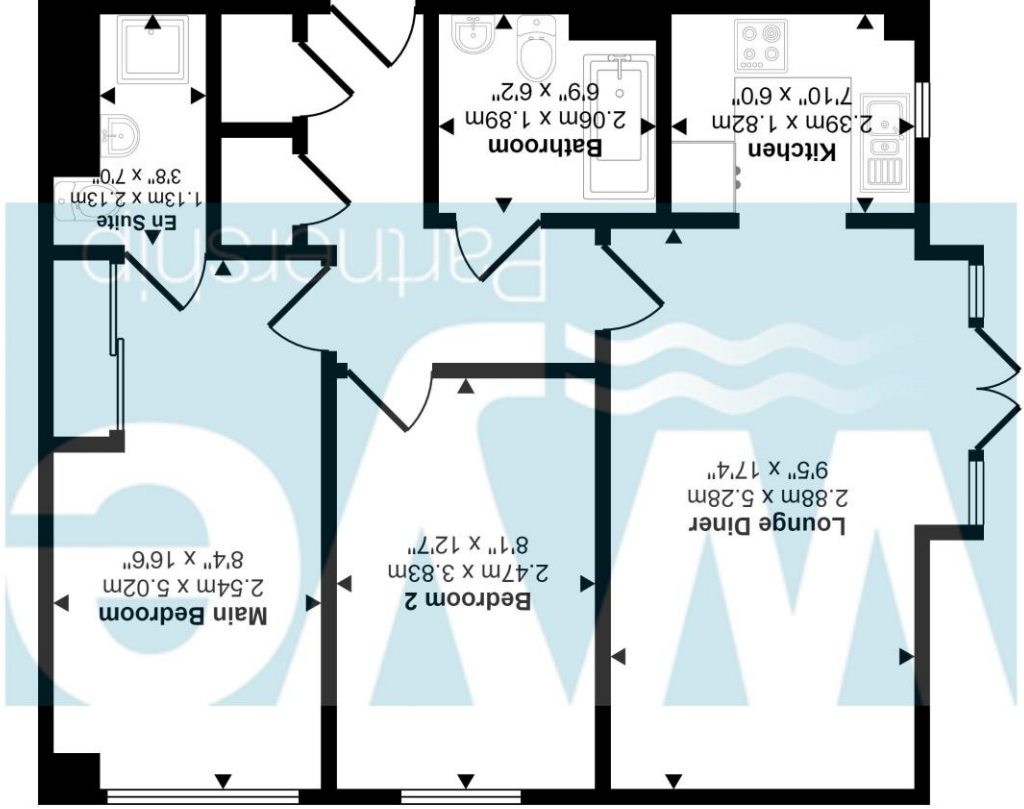
MORTGAGE

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.



Approx Gross Internal Area
61 sq m / 657 sq ft



Floorplan

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.