



14 Fair Acre, High Wycombe, Buckinghamshire, HP13 6GQ - £205,000

A stunning one-bedroom top floor penthouse apartment located in an exclusive private gated development in the town centre.

Stunning Top Floor Penthouse Apartment | Secure Entry Phone System | Communal Entrance | Stairs To Private Landing | Front Door To | Lounge/Dining Room | Modern Fitted Kitchen With Appliances | Master Bedroom | Modern Fitted Shower Bathroom | Gas Central Heating To Radiators | Double Glazed Windows With Far Reaching Views | Allocated Car Parking | Exclusive Town Centre Gated Development | Minutes Walk From Town & Station | Must Be Seen |

A stunning one-bedroom top floor penthouse apartment located in an exclusive private gated development in the town centre. Built in 2017 and part of a small number of homes the property is heated by gas central heating to radiators, has double glazed windows with far reaching views, modern fitted kitchen including appliances, good size lounge/dining room, master bedroom and modern ensuite bathroom. Externally there is a security entry system and on site allocated parking. In immaculate condition throughout this lovely apartment is a must see property just minutes from the town centre and railway station.

Price... £205,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated in the heart of the town centre a few minutes walk from the vast shopping, dining and leisure facilities the town has to offer as well as being moments walk from the main line railway which will have you in central London in under half an hour, for drivers Junction 4 of the M40 can be reached in under 10 minutes drive and serves access to both London and the North.



DIRECTIONS

From our office in Crendon Street ascend the hill and take the first turning left into Castle Street. Follow this road down to the bottom and bear right by Primark and proceed up the hill and under the bridge. Take the first turning on the left, go through the gates in to Fair Acre and the property can be found on the right hand side



ADDITIONAL INFORMATION

Leasehold; 119 Years remaining: Service Charge; £1660.00 Per annum: Ground Rent; £200.00 Per annum.

EPC RATING

B

COUNCIL TAX

Band 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.

FAIRACRE, PRIORY ROAD, HIGH WYCOMBE, HP13 6GQ
APPROX. GROSS INTERNAL FLOOR AREA 41 SQ M / 440 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROSS INTERNAL
FLOOR AREA 41 SQ M / 440 SQ FT

