



OWNLE COURT

wye  
Partnership  
FOR SALE  
01494 451 300  
N.E.S.

Downley Court, Grays Lane, Downley, High Wycombe, HP13 5TL



*A spacious two-bedroom top floor apartment in a popular location within a short walk of Downley Common with garage and share of freehold.*

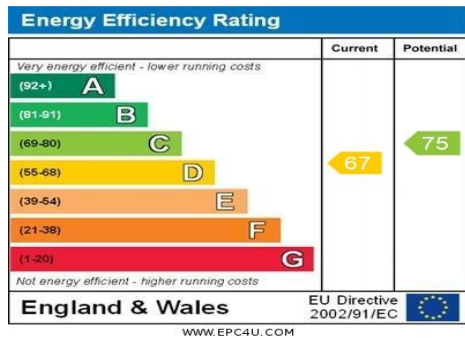
| Spacious Top Floor Apartment | Sought After Location Close to Downley Common and Local Amenities | 14' x 13' Living Room | Kitchen | Two Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Garage and Parking | Share of the Freehold |

A spacious top floor apartment in a sought after location within just a short walk of Downley Common and local amenities. In brief the accommodation comprises; communal entrance, entrance hall, living room, kitchen, two bedrooms, bathroom, double glazing, gas radiator heating, garage and parking. The property benefits from a share of the freehold.



**Price... £200,000**

*Share of Freehold*



---

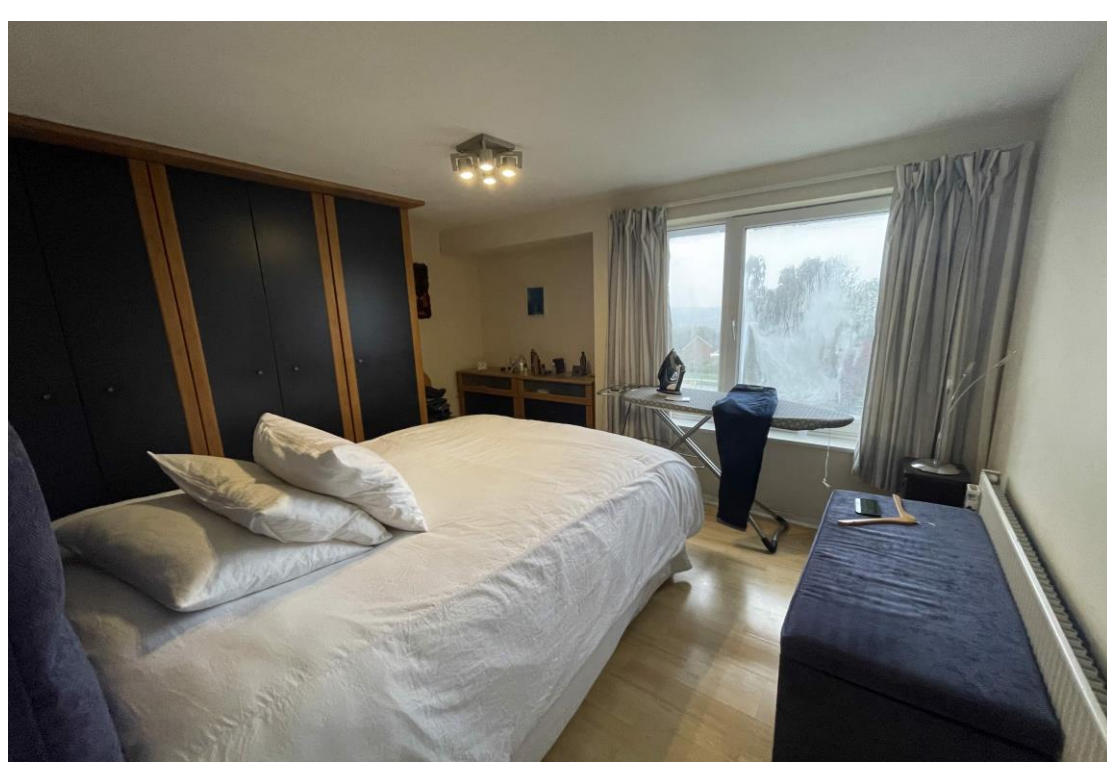
### LOCATION

Located in the heart of Downley close to 'The Common' local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include; mainline railway station (with 25 minute trains to London), large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by.



### DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe and at the second set of major traffic lights turn right to ascend Plomer Hill. Take the first left into Pheasant Drive which then becomes Grays Lane and as the road levels Downley Court can be found on the right hand side just after the turning to Plomer Green Avenue.



### ADDITIONAL INFORMATION

Share of Freehold: Service Charge; £1321.00 Per annum.

### COUNCIL TAX

Band B

### EPC RATING

D

### MORTGAGE

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



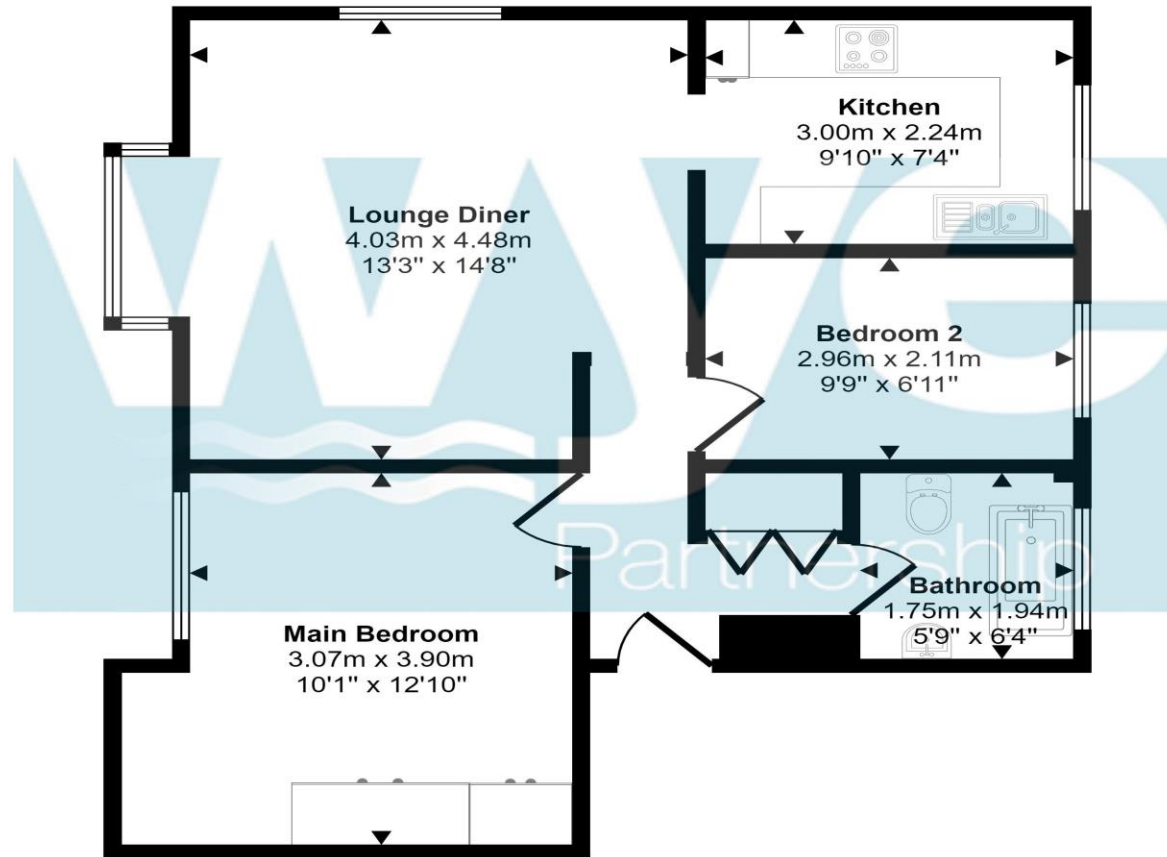
---

*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  
55 sq m / 593 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.

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

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership