



Field Road, High Wycombe, Buckinghamshire, HP12 4LR

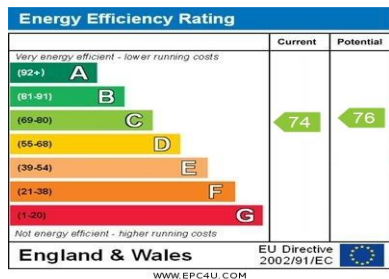
*We are delighted to offer for sale this improved and refurbished one bedroom ground floor apartment located in a quiet residential location*

Covered Porch | Entrance Hall | Modern Refitted Kitchen/Breakfast Room | Good Size Lounge/Dining Room | Generous Double Bedroom | Refitted Contemporary Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | Immaculate Order Throughout | Quiet Residential Location | Own Enclosed Private Garden | Garage | Driveway Parking | Potential To Extend Driveway | No Upper Chain | Property Could Be Sold As Seen | Low Charges | We Hold Keys For Early Viewing |

We are delighted to offer for sale this improved and refurbished one bedroom ground floor apartment located in a quiet residential location. The property is heated by gas central heating to radiators and has double glazed windows. Internally the good size kitchen has been refitted as has the contemporary shower room, the lounge/dining room and bedroom both offer well proportioned accommodation. Unusually the property has its own private entrance, enclosed garden to the front, garage and private driveway with the option to enlarge the current driveway. Presented in immaculate order throughout, the property being sold with no upper chain must be seen internally to be appreciated. Agents note: The seller is moving abroad and as such the property could be sold including all furniture and white goods.

**Price... £209,950**

Leasehold



## LOCATION

Situated in a residential location, the property has a number of convenience stores close by which cater for most day to day needs whilst larger supermarkets and a department store are easily accessible by car as well as leisure facilities and hospitality venues. The town centre of High Wycombe is approximately 2 miles away and provides a vast selection of shopping facilities and mainline rail link to London Marylebone. The M40 motorway is just a short drive.



## DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road after passing the new Eden shopping centre. Just before reaching the second major set of traffic lights turn left into Mill End Road and continue to the roundabouts. Bear left and ascend New Road and take the first turning on the right into Bookerhill Road where the property can be found on the right hand side on the junction of Field Road, clearly indicated by a Wye Residential for sale board.



## ADDITIONAL INFORMATION

Leasehold; 88 Years Remaining; Service Charge; £340.00 Per Annum; Ground Rent; £10.00 Per Annum.

## COUNCIL TAX

Band B

## EPC RATING

C

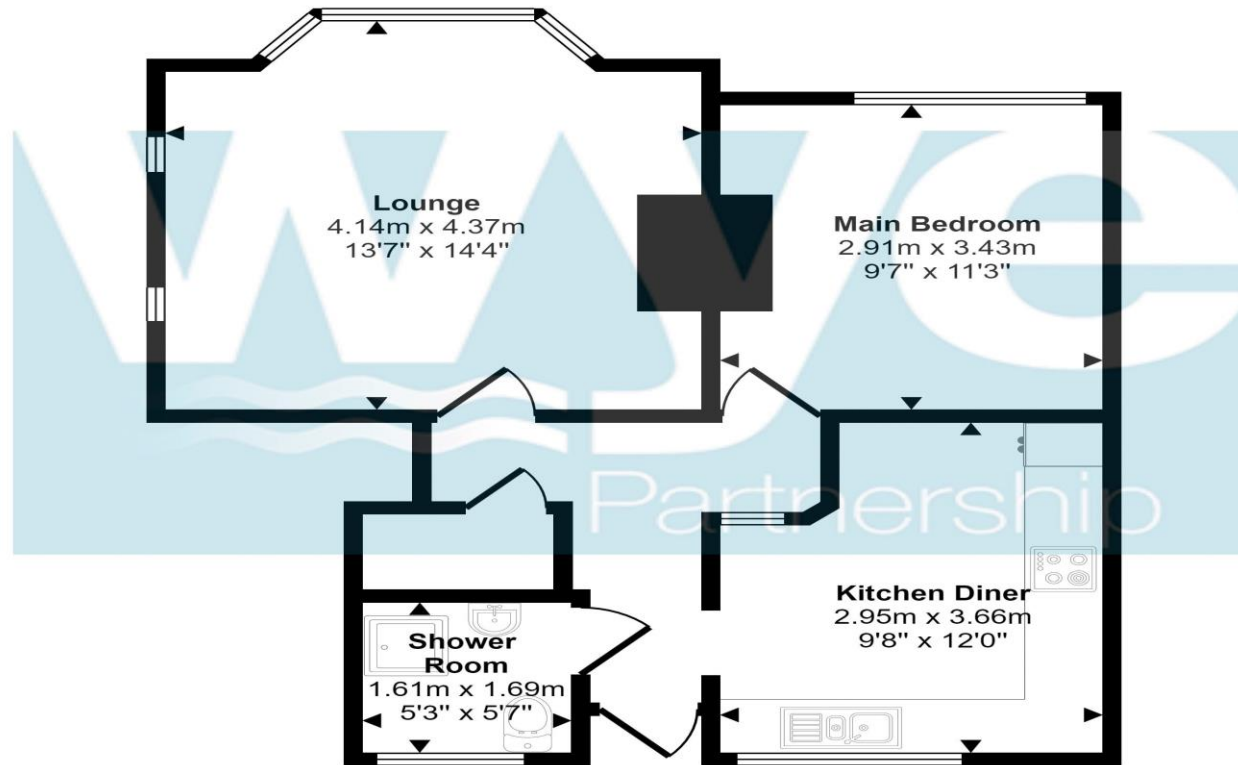
## MORTGAGE

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.*



Approx Gross Internal Area  
48 sq m / 517 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.

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The **wye** Partnership