

A photograph of a modern, multi-story apartment building. The building features a mix of red brick and white panels. It has several balconies with dark metal railings and large windows. In the foreground, there is a well-maintained green lawn with a paved path leading to the building. A large, leafy tree is on the right side, and a low green hedge runs along the base of the building.

John North Close, High Wycombe, Buckinghamshire, HP11 1FF



*A two-bedroom second floor apartment in a popular development to the South of High Wycombe.*

| Second Floor Apartment | Sought After Development To South Of Wycombe | Communal Entrance | Entrance Hall | Living room With Balcony | Kitchen | Two Bedrooms | Bathroom And Ensuite Shower Room | Gas Radiator Heating | Double Glazing | Communal Gardens | Two Parking Permits |

A second-floor apartment in a popular development to the South of High Wycombe offering convenient access to the M40 at J4. Local amenities are a short walk away including Wycombe Leisure Centre. The accommodation briefly comprises; communal entrance, entrance hall, living room with balcony, kitchen, two bedrooms, bathroom and ensuite shower room, double glazing and gas radiator heating, communal gardens, two parking permits.



**Price... £250,000**

*Leasehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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	
<small>WWW.EPC4U.COM</small>		





### LOCATION

Located at the Handy X Hub with a Leisure Centre and Waitrose both within walking distance. Junction 4 of the M40 motorway is within a minute's drive and the town centre and station is just 1 mile away. There are additional supermarkets, a department store, cinema and restaurants all within very easy reach.

### DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Marlow. At the traffic lights by the Sports Centre turn left and then first left into Fair Ridge. John North Close is directly in front of you and Vaughan House is on the left-hand side.

### ADDITIONAL INFORMATION

Leasehold; 111 Years remaining: Service Charge; £1846.81 Per annum: Ground Rent; £250.00 Per annum.

### COUNCIL TAX

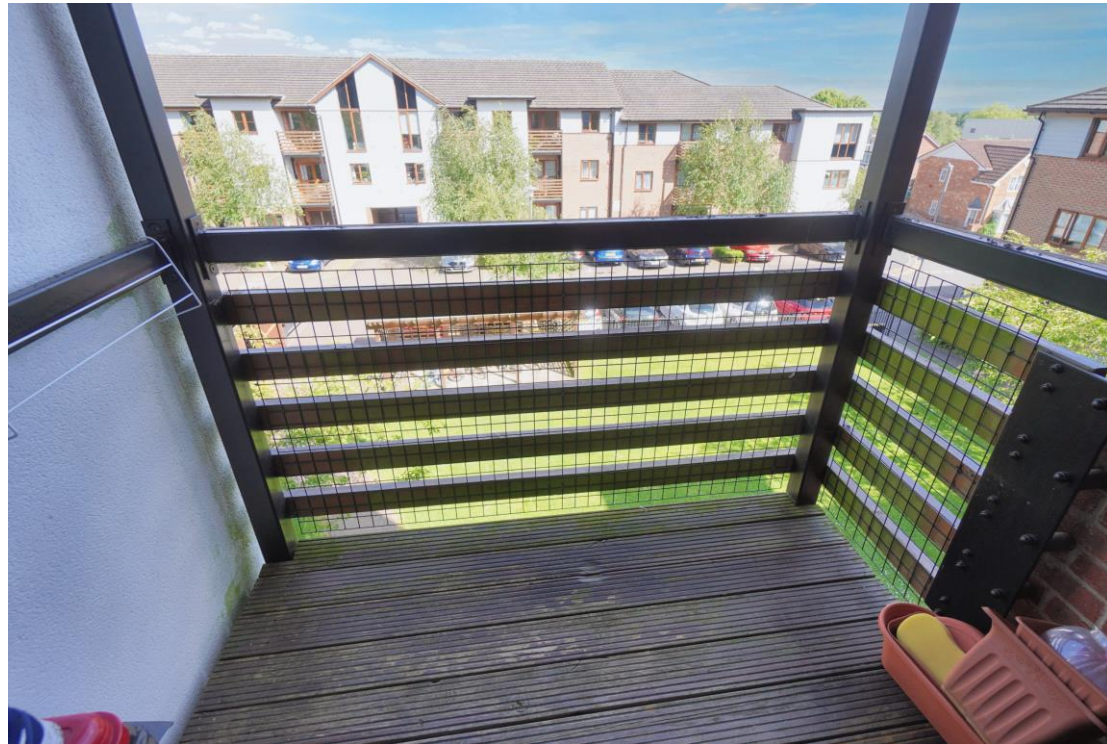
Band C

### EPC RATING

B

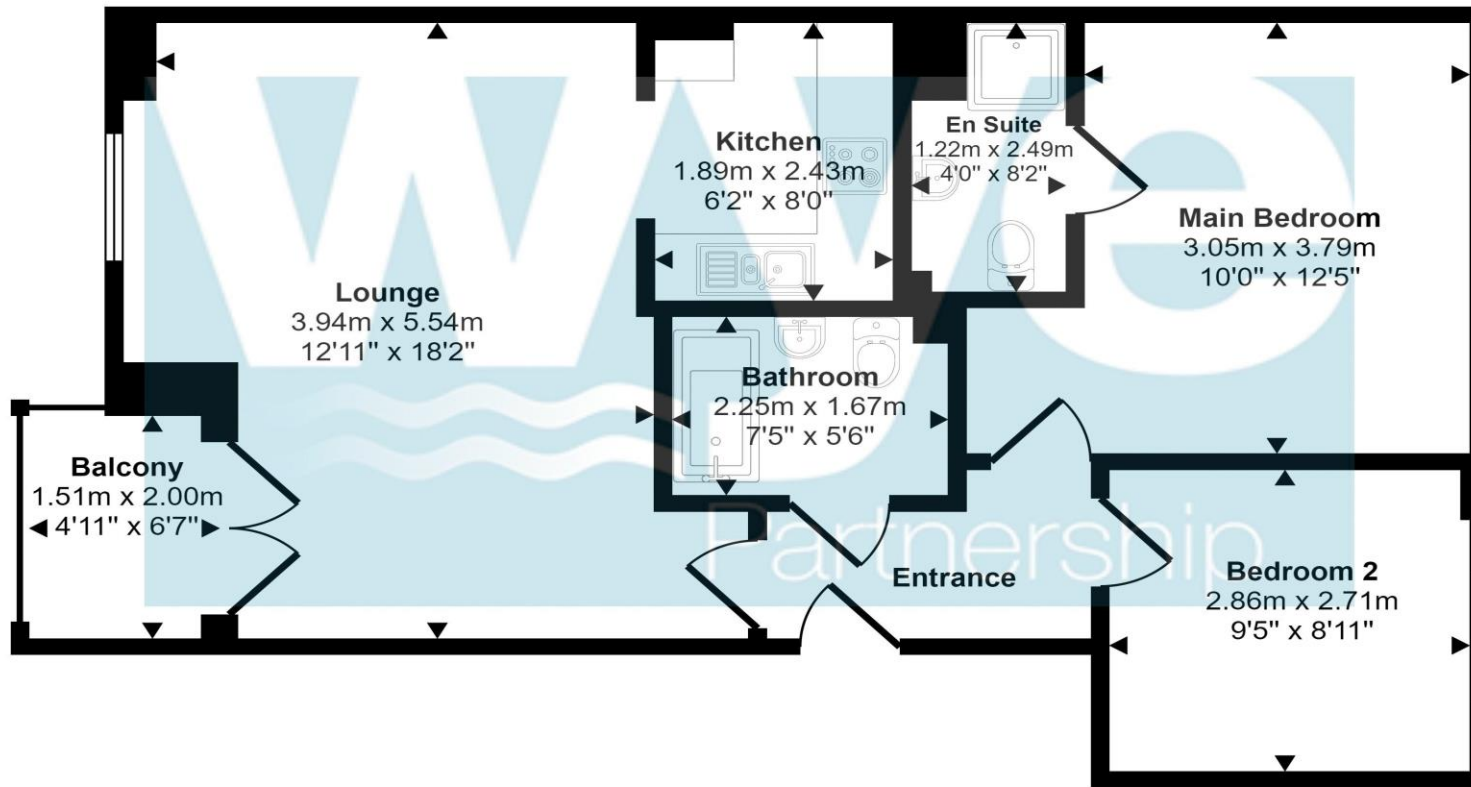
### MORTGAGE

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  
60 sq m / 645 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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