



Green Hill Gate, High Wycombe, Buckinghamshire, HP13 5QQ

Spacious apartment in popular location - short lease hence reduced price.

| Spacious Upper Floor Apartment | Short Lease Hence Reduced Price | Communal Hall With Entry System | Entrance Hall | Spacious Lounge | Kitchen/Dining Room | Two Large Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Communal Gardens | Residents Parking | Lovely Outlook | Viewing Recommended |

Situated in a popular location with lovely outlook, a spacious upper floor apartment that has two good size bedrooms and bathroom, a spacious lounge with separate kitchen/dining room all with the benefit of gas central heating and double glazing. The communal halls are well kept with entryphone system and the communal grounds are well maintained and laid principally to grass. There are parking facilities for residents. The lease is short which will hinder getting a mortgage so we are seeking cash buyers hence the reduced asking price.

Price... £169,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	65
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

The property is situated approximately one mile from the town centre of High Wycombe and as such has access to a wide variety of shopping, leisure and hospitality facilities as well as transport links to London and Birmingham by train, extensive bus routes and motorway links.

DIRECTIONS

From the centre of High Wycombe, leave on the A4128 Hughenden Road, pass over the two mini roundabouts and then take the next turning on the right into Green Hill. Ascend the hill and after passing round the first sharp right hand bend, Green Hill Gate will be found on the right and apartment numbers are clearly indicated.

ADDITIONAL INFORMATION

Leasehold; Lease is just 51 years remaining;
Service Charge; £133.75 Per month; Ground Rent £10.00 Per annum

COUNCIL TAX

Band B

EPC RATING

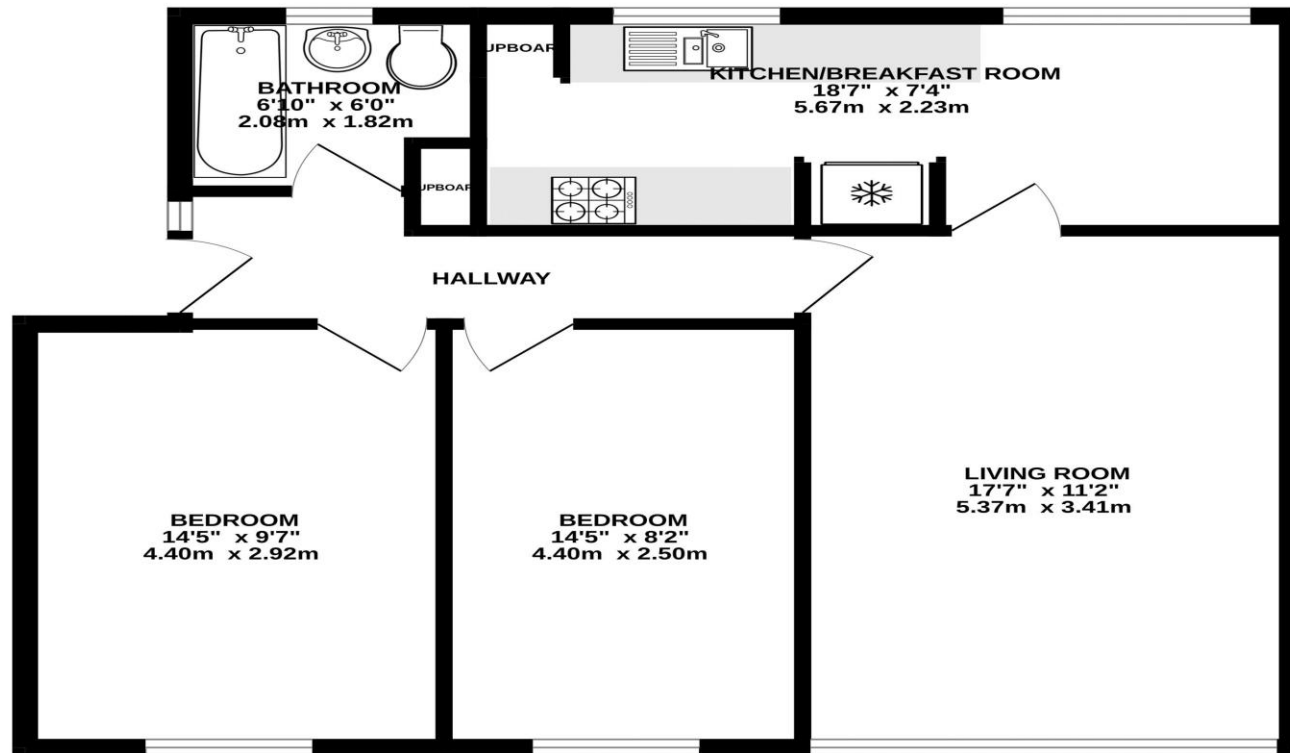
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MORTGAGE

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
 01494 451 300
 wycombe@wyeres.co.uk
 wyeres.co.uk

The **wye** Partnership