



29 Aspen Court, High Wycombe, Buckinghamshire, HP13 7YG - £240,000

We are delighted to offer for sale this very well presented two-bedroom top floor penthouse apartment located in a highly regarded development on the East Side of High Wycombe.

Secure Entryphone System | Communal Entrance Hall | Stairs To Private Top Floor Landing | Front Door | Spacious Entrance Hall With Ample Storage | Large Lounge/Dining Room | French Doors To South Facing Balcony With Far Reaching Valley Views | Modern Open Plan Fitted Kitchen Including Appliances | Two Double Bedrooms | Built In Wardrobes To Master | Good Size Modern White Bathroom | Underfloor Heating | Double Glazed Windows And Doors | Good Condition Throughout | Allocated Under Ground Parking | Secure Underground Storage | Well Maintained Communal Gardens | Popular Residential East Side Development | No Upper Chain | We Hold Keys For Viewings |

We are delighted to offer for sale this very well presented two-bedroom top floor penthouse apartment located in a highly regarded development on the East Side of High Wycombe. Having been well maintained by the current owners, the property has underfloor heating and double-glazed windows, the modern kitchen includes integral appliances and is open plan to a delightful large lounge/dining room with french doors to a lovely south facing balcony with far reaching valley views. Both bedrooms are doubles, built in wardrobes in the master and the bathroom is spacious and fitted with a modern white suite. Ample storage is provided in the entrance hall. The apartment is accessed from its own landing giving a sense of privacy. Externally the communal gardens are well maintained, and the property includes an undercover car parking space. To be sold with no upper chain, we hold keys for early viewing of this lovely apartment.

Price... £240,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
Not energy efficient - higher running costs	G	
	69	69

England & Wales EU Directive 2002/91/EC

www.epc4u.com



LOCATION

Located in a popular development off London Road providing excellent access to Junc. 3 M40 and with High Wycombe Town Centre just 2 miles away. The retail park with a comprehensive range of shopping and leisure facilities is a short walk away. An internal inspection is highly recommended to appreciate the quality of this property.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and then pass through four sets of traffic lights. On reaching the fifth set of lights, turn left into Gomm Road, then take the third turning on the right into Freer Crescent (second turning into Freer Crescent).

ADDITIONAL INFORMATION

Leasehold; 85 Years Remaining; Service Charge; £1060.00 Per annum; Ground Rent; £350.00 Per annum

COUNCIL TAX

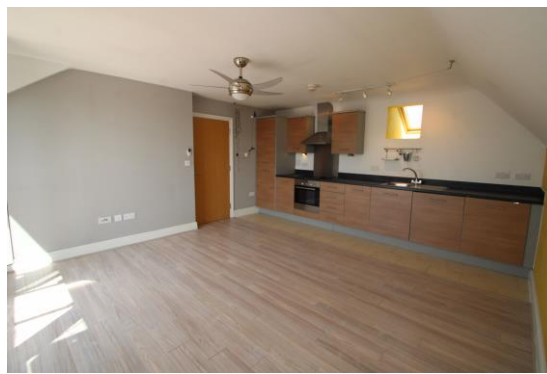
Band C

EPC RATING

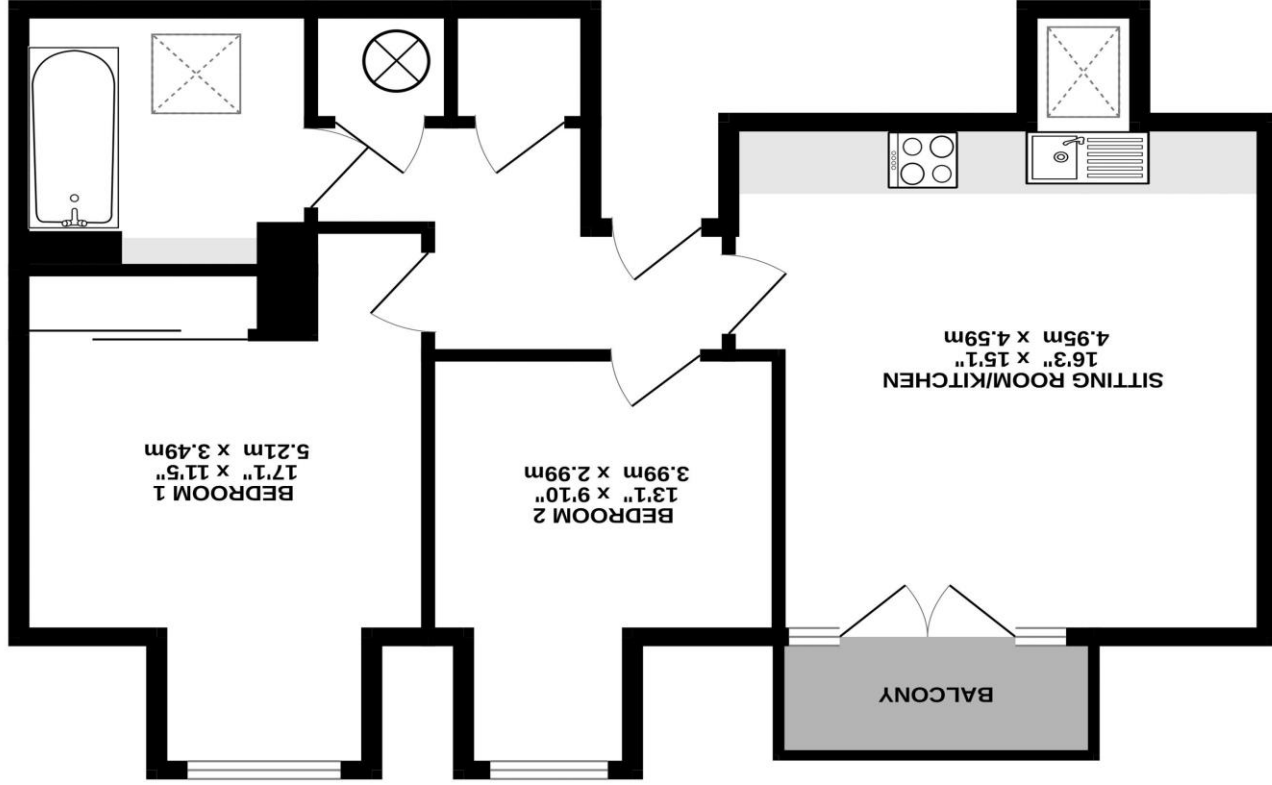
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MORTGAGE

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



TOP FLOOR

TOTAL FLOOR AREA : 684sq. ft. (63.5 sq.m.) approx.
 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 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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