



Grove Gardens, High Wycombe, Buckinghamshire, HP13 7JG

We are delighted to offer for sale this immaculate, two bedroom, ground floor apartment in a quiet location yet within a short walk of the town centre and railway station.

Secure Entry Phone System | Communal Entrance Hall | Generous Entrance Hall | Fully Fitted Modern Kitchen With Integral Appliances | Open Plan To Lounge/Dining Room | South Facing Balcony With Far Reaching Across To Keep Hill Woods | Modern Slim Line Electric Heaters | Double Glazed Windows | Two Double Bedrooms With En-Suite Shower To Master | Modern Contemporary Family Bathroom | Allocated Parking | Long Lease Remaining | Immaculate Condition Throughout | Short Walk To Town Centre And Railway Station | Quiet Location |

We are delighted to offer for sale this immaculate, two bedroom, ground floor apartment in a quiet location yet within a short walk of the town centre and railway station. Being owned since new, the property has modern slimline electric heating, double glazed windows, a modern fitted kitchen with extensive range of built in appliances, two good size bedrooms, modern contemporary bathrooms and a private balcony with far reaching south facing views over the town to keep hill woods beyond. The flat has a secure entry phone system plus allocated car parking on site. Presented in excellent order we suggest early viewing of this excellent town centre apartment, we hold keys for early viewings.

Price... £287,500

Freehold

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



LOCATION

Situated under .25 miles from the railway station and 0.5 miles from the town centre the property is ideally located for both. High Wycombe town centre itself has a very wide range of shops, restaurants and bars as well as schooling and leisure facilities and the mainline railway station runs trains serving London Marylebone in under half an hour. Junction 4 of the M40 motorway is under 10 minutes drive away. The recreational area known locally as then Rye is a short walk away as are local shops and gym.



DIRECTIONS

Leave High Wycombe town centre on the A40 London Road and on reaching the first roundabout, turn left into Gordon Road. At the traffic lights turn right into Princes Gate, take the first turning left and then first left, follow the road around and Jem House is right in front of you.

ADDITIONAL INFORMATION

We have been advised there are 121 years remaining on the lease, there is a service charge of £128 per month and there is a peppercorn ground rent.

COUNCIL TAX

Band B

EPC RATING

C

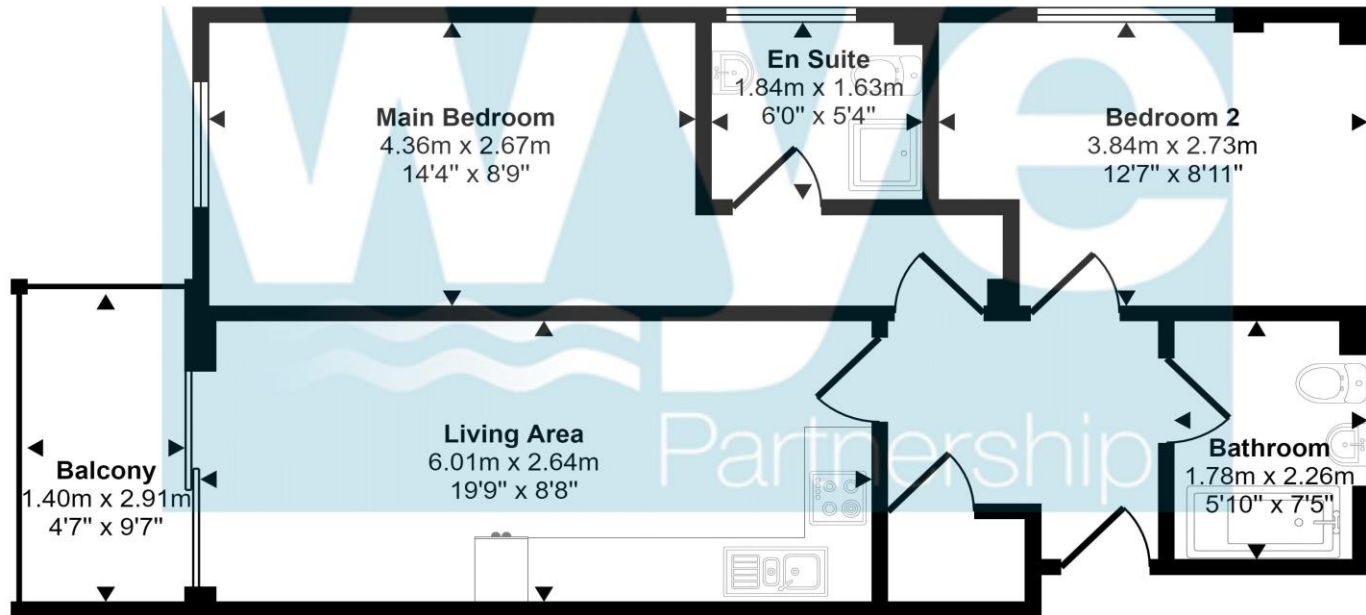
MORTGAGE

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
56 sq m / 604 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