A photograph of a two-story brick house with a gabled roof and a small porch. The house is made of light-colored bricks and has several windows with dark frames. A green lawn is in the foreground, and there are trees and bushes around the house. The sky is blue with some clouds.

Birinus Close, High Wycombe, Buckinghamshire, HP12 3LZ

A good size first floor apartment competitively priced to reflect the low lease and updating required.

| Spacious First Floor Maisonette | Short Lease Hence Competitive Asking Price | Quiet Cul-De-Sac Location | Entrance Hall With Staircase to First Floor Landing | Good Size Living Room | Separate Kitchen | Inner Hall | Two Bedrooms | Bathroom | Electric Heating | Double Glazing | Ample Parking For Residents and Guests | No Onward Chain |

Situated in a popular development in a tucked away location a spacious upper floor apartment with its own private entrance. With two good size bedrooms and bathroom, a spacious living room with a separate kitchen, electric heating and double glazing. The property does require updating. Communal grounds are well maintained and laid principally to grass. There is ample parking for residents and guests. The lease is short which will hinder getting a mortgage, so we are seeking cash buyers hence the reduced asking price.



Price... £160,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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LOCATION

Birinus Close is situated within walking distance of local shops that cater for all day to day needs and close to large supermarkets. The town centre of High Wycombe is approximately 2 miles distant and is serviced by a regular bus service running close by. The town centre offers a vast array of shopping, leisure and hospitality venues as well as having a mainline rail link to London/Birmingham. Access to the M40, junction 4, is also close by.

DIRECTIONS

From the multi roundabout system in the town centre, ascend Marlow Hill, pass through the first set of traffic lights and then filter to the right at the second set. Bear round to the right and then left into Marlow Road. Pass over the first mini roundabout turning right at the second onto Cressex Road. Pass through the traffic lights and on reaching the next roundabout, turn right onto New Road. Proceed for a short distance taking the third turning on the right into Rutland Avenue and at the next mini roundabout, turn left into Albion Road and the first left into Birinus Close. The property will be found at the end of the development.

ADDITIONAL INFORMATION

Leasehold; 59 years remaining, cost of extending quoted at £34,850 in January 2024.: Service Charge; £300.00 Per annum: Ground Rent; £50.00 Per annum

COUNCIL TAX

Band C

EPC RATING

D

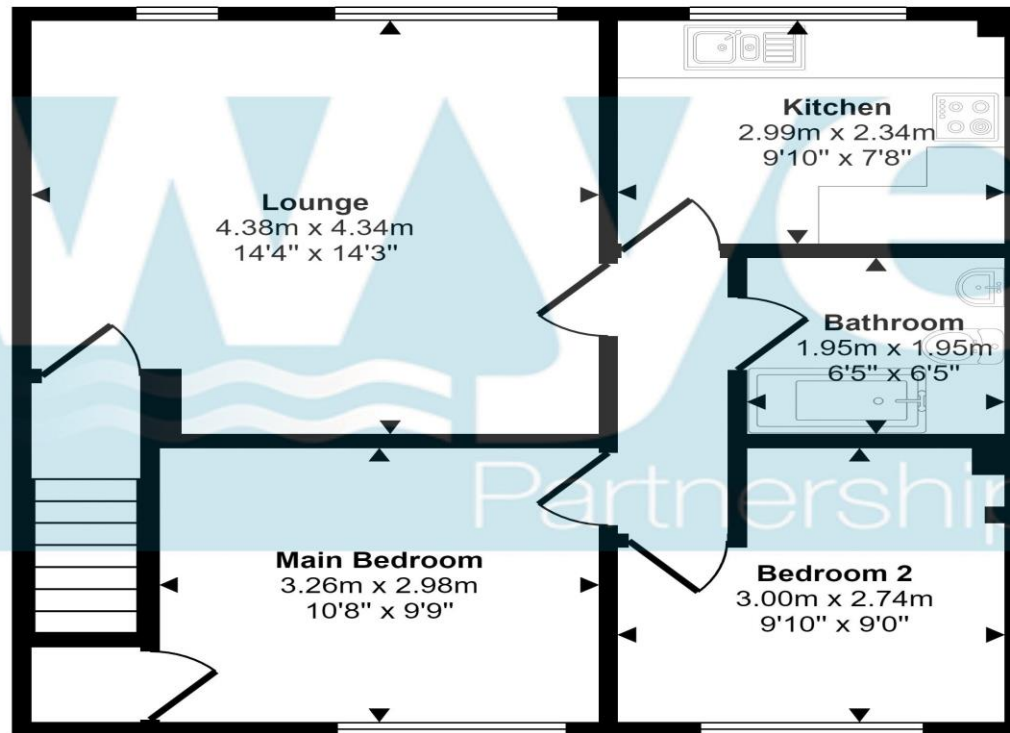
MORTGAGE

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
55 sq m / 590 sq ft



First Floor

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