

A photograph of a modern residential building with a brick ground floor and white upper floors. The building features multiple balconies with white railings. A white door with the number "81" is visible on the brick ground floor. In the foreground, there is a wooden fence and some greenery. The sky is blue with some clouds.

Chequers Avenue, High Wycombe, Buckinghamshire, HP11 1GP

We are delighted to offer for sale this two-bedroom ground floor apartment located in the highly regarded and sought after development within easy reach of the town centre.

Front Door | Entrance Hall | Large Lounge/Dining Room | Modern Open Plan Kitchen Including Appliances | Large Hallway | Two Bedrooms | Ensuite Shower Room To Master Bedroom | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Own Entrance | Allocated Parking | Long Lease Remaining | Lovely Walkway Location Overlooking Stream | Highly Regarded Residential development Within Easy reach Of the Town Centre | We Hold keys | No Upper Chain |

We are delighted to offer for sale this two-bedroom ground floor apartment located in the highly regarded and sought after development within easy reach of the town centre. The property has its own entrance, an excellent size lounge/dining room with modern open kitchen including appliances, a generous inner lobby with built in storage, two double bedrooms, en-suite shower to master and family bathroom. The property is heated by gas central heating to radiators, has double glazed windows and access to the communal garden to the front. Fronting on to a quiet stream and set in a walkway location the situation is second to none. Parking is allocated adjacent to the block. Priced to sell as the property is in need of redecoration, it is offered for sale with vacant possession, and we hold keys.

Price... £279,950

Freehold

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	
(1-20)	G	
Not energy efficient - higher running costs		
	80	80
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

A lovely two-bedroom apartment located within the sought after Wye Dene development set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Within easy access of the town centre with its main line railway station with regular fast service to London Marylebone and its large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue across two mini-roundabouts. After the second bear right at the traffic lights into Wye Dene and upon approaching the roundabout take the first exit into Chequers Avenue where the property can be found immediately on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 985 Years remaining: Service Charge; £1282.00 Per annum: Ground Rent; £450.00 Per annum.

COUNCIL TAX

EPC RATING

C

MORTGAGE

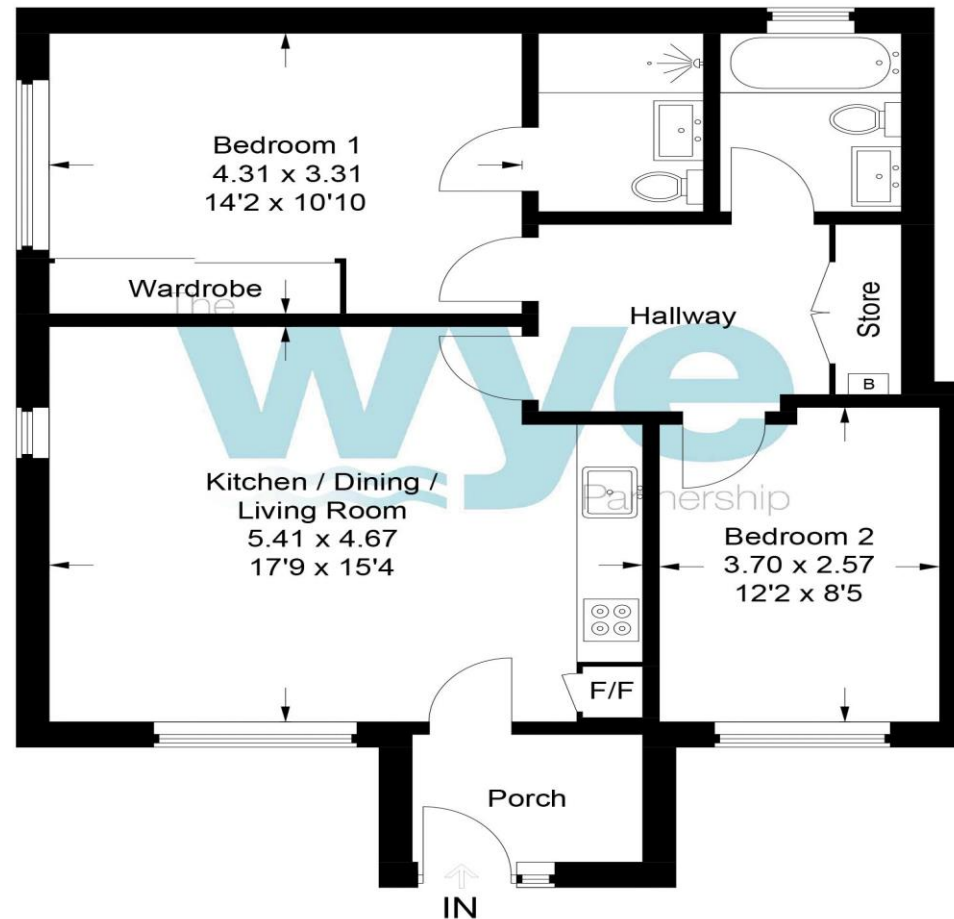
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



81 Chequers Avenue, High Wycombe, HP11 1GP

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership